

34/59 Brewer Street, Perth, WA 6000

**nascent
property co.**

Sold Apartment

Monday, 14 August 2023

34/59 Brewer Street, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$450,000

Ideally located on Brewer Street and close to the hustle and bustle of the Beaufort Street café strip with great restaurants, shopping, city nightlife and Northbridge all at your doorstep, there is so much to love about this apartment. This top floor apartment enjoys a northerly aspect and offers superb natural light throughout the home's stretched feature windows, with a 20sqm balcony that overlooks leafy Perth streets and HBF Stadium. The open plan living area is spacious and boasts high ceilings throughout and the kitchen comes fully equipped with stainless steel appliances, stone benches that add a touch of elegance plus additional custom built cabinetry. The master bedroom is a double-sized, complete with built-in mirrored robes and access to the balcony. Enjoy your own private ensuite featuring a vanity, WC, and shower. The second bedroom is also double sized with mirrored built-in robes and balcony. What truly distinguishes number 34 from other properties in the inner city is its exceptional offering of two secure car bays, a feature that is exceedingly uncommon in this urban setting.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:- 3rd Floor North facing 2009 built 'Pavilion' apartment; • A huge 81sqm of internal living space • Open plan kitchen / dining / living leading out to your balcony • Massive 20sqm balcony overlooking NIB stadium, a great space to relax and entertain • Gorgeous kitchen featuring stainless steel appliances, stone benchtops and ample cupboard storage space • Large master bedroom with built in robes, luxurious en-suite and direct balcony access • Queen sized 2nd bedroom with built in robes and direct balcony access • Full 2nd bathroom • Split system air conditioning • Private laundry with linen storage • Secure allocated parking (2 CAR BAYS!) and storage room • Secure complex entry • Complex offers common areas that include gym, BBQ and lounge currently set up with a table tennis table

ESTIMATED RENTAL RETURN This property is currently tenanted to exceptional tenants paying \$500 per week, with a lease in place until April 2024. This is the perfect property for an investor who is able to start collecting rent day 1 of settlement!

OUTGOINGS (approximate): Council Rates (City of Vincent): \$1,561 p/a Water Service: \$1,359.36 p/a Strata Levies: \$1,175.02 p/qtr (Admin \$878.72 + Reserve \$296.30)

Nearby amenities include:- Across the road from HBF Stadium- 1km to the newly built Woolworths Highgate!- Short stroll to an array of cafes and shops- 550m to The Brisbane Hotel- 650m to SUPA IGA- 1.2km to Perth CBD- 1.3km to City West Train Station- 1.5km to Hay Street & Murray Street Malls- 2.1km to Elizabeth Quay, Barrack Square & Swan River- 2.1km to Perth Arena - Home to international performances & sport

This immaculately presented apartment ticks all the boxes. This one definitely won't last long in this market, so ensure you add it to your 'must view' list this weekend. To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or luke@ascentpropertyco.com.au

DISCLAIMER: All sizes of the property and in the floorplan are estimated and buyers should rely on their own measurements when onsite. All distances to amenities are approximate and provided by Google Maps. All outgoings are approximate and subject to change at all times without notice.