

35/22 Nile Street, East Perth, WA 6004



Sold Apartment

Friday, 8 March 2024

35/22 Nile Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 77 m2

Type: Apartment



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\$474,000

STUNNING RIVERSIDE & SUNRISE VIEWS BEAUTIFUL RIVER & MATAGARUP VIEWS FROM LIVING & MASTER FRESHLY PAINTED & NEW WINDOW TREATMENTS THROUGHOUT, + NEW CARPETS TO BEDROOMS MOVE-IN READY! NEST OR INVEST Located in the ever-buzzing Claisebrook Cove precinct, this modernised 2-bedroom, 2-bathroom apartment provides comfortable spaces throughout. You'll be hard pressed to find a better view for a quality 2-bed apartment at this price. With 62m² internally, and a spacious 15m² balcony for comfortable day-to-day life & weekend entertaining, this fantastic property would suit people from all walks of life. The Claisebrook Heights complex features a spacious pool & spa, plus BBQ area for resident's use. Positioned only moments away from Gloucester Park, The Swan River & Matagarup Footbridge, Royal Street and Claisebrook Cove, residents are spoiled for choice with a vast variety of cafes and restaurants to choose from. With the ability to walk along the picturesque Swan River, through the Victoria Gardens or easily to a football game at Optus Stadium, catch a free CAT bus to the CBD and access the best of the city and Northbridge, this location provides absolute convenience. FEATURES INCLUDE:- Level 1, East facing in the 1983 built "Claisebrook Heights" complex- Sold with vacant possession, move-in or rent out from settlement- Rental Appraisal: \$550-\$600 p/w Furnished, \$500-\$550 p/w Unfurnished- Spacious, open-plan, wrap-around kitchen with plenty of bench space- Reverse-cycle air-conditioning to living- Large wide balcony with east-facing river and Burswood/Crown views- Built-in robes to both bedrooms- Master with ensuite- Second bathroom/laundry servicing second bedroom- Easy-care timber-look flooring to living / dining- Brand new, quality carpets to bedrooms- Brand new window treatments throughout - Freshly painted throughout- Classic-look light switches and power points- Feature ceiling cornices- Allocated single car bay, within a secure gated carpark- Access via lift or stairs- Internal: 62m², Balcony (EU): 15m², Car Bay (EU): 13m², Total: 90m² Location Highlights:- Free CAT bus at the end of the street- 20m to Gloucester Park- 100m to Victoria Gardens- 350m to Claisebrook Cove/Swan River- 650m to the WACA Grounds- 800m to Optus Stadium- 1.2km to Moort-ak Waadiny / Wellington Square- 1.3km to Claisebrook Train Station- 1.7km to Crown Towers- 2.0km to Perth CBD- And so much more! OUTGOINGS (APPROX.) Council Rates: \$1,586 p/a Water Rates: \$1,196 p/a Strata Levy: \$938 p/q Reserve Levy: \$616 p/q Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations. EU = Exclusive Use Strata Areas for the benefit of The Lot.