

37/259 - 269 Hay Street, East Perth, WA 6004

Apartment For Sale

Tuesday, 14 November 2023



37/259 - 269 Hay Street, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Apartment



Kasey Summers
0409108025

Offers Over \$499,000

Kasey Summers welcomes you to the complex Cosmopolitan and apartment 37/259-269 Hay Street, East Perth! Discover the pinnacle of inner city living in our exclusive, secure complex that offers not just a home but a lifestyle. This exquisite three bedroom, two bathroom luxury apartment redefines urban living, from its stunning design to its prime location, this residence is the epitome of modern elegance. Enjoy breath taking views of East Perth from your private balconies. Whether you're sipping your morning coffee or hosting a soirée under the stars, the city lights create a stunning backdrop. Step into a world of sophistication with generous living spaces, the open floor plan seamlessly connects the living, dining, and kitchen areas, creating an inviting and expansive atmosphere. Immerse yourself in the serenity of a lap pool or relax and rejuvenate in the spa and sauna facilities. There is a fully equipped gym which caters to all your workout needs, a games room and a community kitchen, the perfect space to socialize and have fun with your neighbours. Features include:

- Three generously sized bedrooms, each room features sliding mirrored built in wardrobes
- The ensuite features shower, vanity, basin and toilet while the main bathroom is combined with a laundry and features over bath shower, vanity, basin, toilet, built in trough and clothes dryer
- Kitchen features double fridge recess, microwave recess, electric oven, cook top, rangehood overhead and under bench cupboards
- Reverse cycle split system air conditioning in the main living space
- Internal electric Rheem HWS
- One single under-ground car bay allocated to the apartment
- Secure lift access
- Storage room - Dimensions 1464 wide x 2553 deep x 3168 high 750m (approx.)
- Two private balconies, one accessible through bedroom two and three and the other accessible from the master bedroom and the main living space

Important factors:

- Currently tenanted until 7 June 2024 at \$820 per week
- Strata Fees admin fund \$1,330.00 per quarter reserve fund \$570.00 being a total of \$1,900.00 per quarter
- Council rates \$1,725.35 per annum
- Water rates \$1,366.13 per annum

All located close proximity to:

- Langley Park 550m
- Royal Perth Hospital 750m
- Gloucester Park 1.1km
- Elizabeth Quay 1.6 km
- RAC Arena 2.3km

With easy access to the Perth CBD this complex is an ideal choice for professionals seeking a convenient and luxurious living experience. For more information, please contact Kasey Summers on 0409 108 025 or kasey@semplepg.com.au for further queries. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.