

**4/33 Windsor Street, Perth, WA 6000**



**Apartment For Sale**

Wednesday, 12 June 2024

4/33 Windsor Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Alessi

0447055621

## Offers From High \$300,000's

End Date Sale. Offers closing 5:00pm, Sunday, 30th of June 2024 (the seller reserves the right to sell, prior to the end date). Price guide: Offers From High \$300,000's

Welcome to your urban sanctuary, where outdoor space is plentiful, and the location is exceptional. This stunning one bedroom, one bathroom, ground floor apartment is nestled in a boutique complex, ideally positioned in a lush tree-lined street and close to all you need. Totalling 110m<sup>2</sup> of Lot area, this is a unique opportunity that you don't see come on the market very often. Experience the perfect blend of contemporary style and modern convenience when entering this apartment, with a simple yet practical layout that flows harmoniously. From the galley kitchen leading you straight through to the open plan living and dining space, which exudes natural light and has direct access to your very own courtyard - this clever design has been curated with functionality in mind and allows for easy entertaining both indoors and outdoors. Embrace your culinary aspirations in the sleek kitchen featuring pantry, stone bench, stainless appliances and space for a dishwasher. Whether you like to entertain friends and family or simply enjoy a quiet meal outside, the intimate courtyard provides space in abundance - featuring pavement that wraps around the unit, an alfresco, garden beds lining the fence and side access through a pedestrian gate - this is an incredible area to unwind after a long day. The accommodation includes a serene bedroom providing built-in robe, ceiling fan and access to the modern semi-ensuite bathroom. In addition, there is European style laundry with dryer and linen cupboard. There is the added benefit of having a 4m<sup>2</sup> storage area positioned inside your courtyard, as well as 1 allocated undercover car bay within close proximity to the apartment. Invest or nest, this property is ideal for anyone looking to commute easily to the city for work or play. The vibrant location is super convenient, being just walking distance from East Perth train station, easy access to Graham Farmer Freeway, and close to the HBF Stadium, local cafes/restaurants that Mt Lawley, Highgate and East Perth have to offer and approx 2.2km into Perth CBD.

Specifications include:- Open plan living/meals- Practical galley-style kitchen- Reverse cycle air-conditioning unit- Generously sized courtyard- 1 bedroom with ceiling fan & wardrobe- 1 bathroom & European laundry- 1 car bay & storeroom

Location offers:- 180m (approx) to the nearest bus stop- 300m (approx) to East Perth Train Station- 350m (approx) to Loton Park Tennis Club- 400m (approx) to HBF Park- 800m (approx) to Forrest Park- 1km (approx) from the local cafes/restaurants & shopping on Beaufort Street- 1.5km (approx) to the Graham Farmer Fwy entrances- 2.2km (approx) to the Perth CBD

Service rates:- Council Rates: \$1,652.98 p/a (approx)- Water Rates: \$1,218.17 p/a (approx)- Strata Levies: \$624.24 p/qtr (approx)

Don't miss this opportunity to immerse yourself into this city lifestyle. Enquire today!

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