

40/22 Nile Street, East Perth, WA 6004



Apartment For Sale

Thursday, 18 April 2024

40/22 Nile Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Brendan Smith
0893250700



Sharon Smith
0405814948

Mid to High \$400,000s

(Access from Constitution Street) This stylish 116sqm, 2 bedroom 2 bathroom, plus mezzanine study townhouse-style apartment occupies an enviable position within an iconic, resort-style complex opposite Gloucester Park and stunningly situated just metres away from beautiful Victoria Gardens parklands and the spectacular Matagarup Bridge - the latter taking you on a mesmerising journey over the Swan River, past our state-of-the-art Optus Stadium and towards Burswood's popular Crown Towers and entertainment precinct. The secure development is centered around a sparkling outdoor swimming pool and spa, whilst a tranquil balcony enjoys river glimpses, as well as overlooking a leafy, tree-lined street. The residence's two-storey layout sees each floor have a carpeted bedroom for added privacy, with both bathrooms comprising of their own showers, toilets and vanities. Preceding the balcony is a main open-plan lounge and dining area, adjacent to a generous kitchen with a breakfast bar, dishwasher and more. Upstairs, the second living area is also carpeted for comfort and is ideally suited as either a study or home studio. There are also barbecue facilities on-site, as well as one allocated car bay to the apartment, situated within a securely-gated carpark. The free CAT bus, cafes, shopping, restaurants and so much more - it's all here and only minutes from your front doorstep. Living convenience at its absolute finest! Features include:- Light filled north facing position- Second floor mezzanine separate study- River glimpses from the balcony- Open-plan living, dining and kitchen area - Stainless-steel range-hood, gas-cooktop and oven appliances- Tiled kitchen splashbacks- Cleverly-concealed European-style laundry- Split-system air-conditioning- Feature ceiling cornices - Complex with a pool, spa and BBQ facilities- Allocated single car bay, within a secure gated carpark- Up to three parking permits available to be issued by the council Points of Interest (all distance approximate):- Free CAT bus at the end of the street- 20m to Gloucester Park- 100m to Victoria Gardens- 350m to Claisebrook Cove/Swan River- 500m to Perth Girls' School precinct- 650m to the WACA Ground- 800m to Optus Stadium- 1.2km to Wellington Square redevelopment- 1.3km to Claisebrook Train Station- 1.7km to Crown Towers- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions:- Total Area 116 sqm- Internal Area 92 sqm- Council Rates - \$1,604.90 pa- Water Rates - \$1,195.03 pa- Strata Admin - \$1,052.90 p/qtr- Strata Reserve - \$536.34 p/qtr