

# 401/122 Brown Street, East Perth, WA 6004

## Apartment For Sale

Wednesday, 3 April 2024

401/122 Brown Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brad Triplett  
0865575000

## UNDER CONTRACT

CLAISEBROOK COVER POCKET WITHOUT THE PRICE TAG! PICTURESQUE PERTH CITY VIEWS LEVEL 4 POSITION SECOND ROOM FOR EITHER A BEDROOM OR WORK FROM HOME SPACE LOW LEVIES OF APPROXIMATELY \$59 PER WEEK RENT POTENTIAL \$625 - \$675 PER WEEK WALKING TO THE RIVER & OPTUS STADIUM VACANT POSSESSION, READY TO MOVE IN VIEWINGS ESSENTIAL This light-filled one-bedroom one-bathroom residence within the impressive "Franzone Apartments" complex is destined to interest the likes of busy professionals, down-sizers and astute investors, due to the desirable low-maintenance lifestyle it offers. The apartment is situated within easy walking distance to the cafes and restaurants of vibrant Claisebrook Cove and just minutes from all the excitement of Perth's bustling CBD and its surrounding entertainment hubs. The word "convenient" is an understatement. A carpeted open-plan living and dining area welcomes you inside and is kept comfortable by split-system air-conditioning, also incorporating a stylish and tiled kitchen into its airy design. The kitchen itself comprises of quality bench tops and glass splash backs, sleek white cabinetry, a microwave nook and modern stainless-steel dishwasher, range-hood, gas-cooktop and oven appliances. A delightful entertaining balcony can be seamlessly accessed from the living space and enjoys sweeping inland views, as well as playing host to an instantaneous gas hot-water system under cover. Extras include down lights and mirrored built-in wardrobes within the carpeted bedroom. A large separate bathroom consists of a toilet, corner shower, a powder vanity and more. In addition, a single car bay and allocated storage area can also be found downstairs, forming part of this secure complex's terrific amenities. Residents will also revel in a communal rooftop garden area with climbing vines, mature tree plantings and an elevated entertaining deck where breathtaking inland views that will do more than just impress your guests and visitors. What an amazing backdrop it is. The development is also nestled just around the corner from the Whipper Snapper Distillery, a 24-hour gym, the free CAT bus service, further public transport at Claisebrook Train Station and so very close to the Claisebrook Cove shopping and inlet precinct, our beautiful Swan River itself, our world-class Optus Stadium at Burswood, the footbridge to the awesome Crown Towers, casino and entertainment complex and everything else that urban East Perth has to provide. It's all about location, location, location here! Features: • 2 bedroom, 1 bathroom • Secure car bay • 5 sqm storage unit • 52 sqm of internal living • 7 sqm South facing balcony • Level 4 • Open plan living and dining space • Large kitchen with great storage and stone bench tops • Spacious master suite with mirrored built in robes • Combined bathroom & hidden laundry • reverse cycle air-conditioning • Communal rooftop garden • Approx. 800m to The Royal on the Waterfront • Approx. 600m to IGA East Perth • Approx. 2.1km to Royal Perth Hospital • Approx. 190m to Claisebrook Train Station • Approx. 1.9km to the Perth CBD • Approx. 2.8km to Optus Stadium • Approx. 4.3 km to Crown Towers • Approx. 14.0km to Perth Airport For further information, please contact Brad Triplett on 0429 636 536. Strata Total: \$701.25 p/q Approx. Shire Rates: \$1,623.85 p/a Water Rates: \$1,222.26 p/a