

**401/35 Bronte Street, East Perth, WA 6004**



**Apartment For Sale**

Saturday, 15 June 2024

401/35 Bronte Street, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Terry Lu

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## Offers- From \$395,000

- 2018 BUILT ICONIC "ENCLAVE" COMPLEX- ONLY ONE SMALL COMMON WALL- HIGH SPECS THROUGHOUT- RESORT-STYLE ROOFTOP FACILITIES- LEASED @ \$500/W UNTIL MARCH 2025 East Perth's luxury "Enclave" complex is the fitting setting for this stylish and modern one-bedroom one-bathroom apartment that benefits from private position and practical layout. Upon stepping foot inside, the open-plan kitchen, meals and living area welcomes you and even plays host to a built-in study nook, for good measure. It also flows outside to the full-width rear balcony, designed for private and tranquil entertaining to the most picturesque of backdrops. The bedroom itself is spacious and don't share any common wall with others, enjoys the total privacy and airy. A passageway into a combined semi-ensuite bathroom with a generous shower, stone powder vanity and full height tiling. The separate laundry setup is even hidden behind double doors, with its stone bench top and under-bench storage cupboard also cleverly-concealed. The amazing resort-style rooftop facilities for residents are unrivalled, with alfresco dining areas and lounges providing more breathtaking views to the city, our world-class Optus Stadium, Perth's rolling hills, stunning Swan River waters and lush green parks. A fully-equipped outdoor setting with two barbeques is perfect for a warm summer's evening, whilst a separate gym/yoga room features quality equipment and its own sweeping aspect, as well. There is also a common luxury media room which includes the latest technology - making it the ideal space to watch a sporting match or your favourite movie. FEATURES INCLUDE:- 2018 built, 4th level in Iconic "Enclave" complex- Corner position, with only one small common wall- Open planned living/dining & kitchen area with engineered wooden floorboard- 2.7m ceilings, floor-to-ceiling windows- Huge private entertainer's balcony with storeroom- Spacious carpeted bedroom with a huge built-in robe- Study nook- Stone bench tops in the kitchen- Stainless-steel dishwasher- Quality electric range-hood, hotplate and oven appliances- Storage pantry- Modern bathroom with full height tiling- Ducted reverse-cycle air-conditioning- Shadow-line ceiling cornices- NBN internet connectivity- Internal electric hot-water system- Single scooter bay- World-class rooftop facilities RATES & SIZES:- Internal 42sqm, Balcony 13sqm, Storeroom 4sqm, Scooter Bay 3sqm; Total 62sqm - Council Rates \$1674/y, Water Rates \$1184/y, Strata Levies \$662/q (total) POINTS OF INTEREST:- Metres to the free CAT bus- 150m to the Wellington Square redevelopment- 300m to the Perth Girls' School precinct- 600m to the Swan River- 650m to the WACA Ground- 750m to Queens Gardens- 1.0km to Claisebrook Train Station- 1.0km to Langley Park- 1.5km to Optus Stadium- 1.5km to Perth CBD- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes College and Trinity College \*Currently leased for \$500/w until 14/3/2025, unfurnished. Please call Terry Lu on 0410 213 027 for more information and to book an inspection. DISCLAIMER: All distances are approximate and provided by google maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates and subject to change without notice.