

**41/99 Palmerston Street, Perth, WA 6000**



**Apartment For Sale**

Wednesday, 12 June 2024

41/99 Palmerston Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tyrone Ha  
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**From \$599,000**

This impeccable city apartment features 2 bedrooms, 2 bathrooms, an open plan kitchen/meals/living area, and is conveniently located within walking distance to the vibrant Brisbane Street cafes and shops. Located on the first floor in The Bottleyard apartment complex and behind secured gate and intercom connection. This state of the art and award-winning design showcases a profound excellence for its dual aspect with natural light and cross ventilation. As an added bonus the complex has an extensive 260 KW photovoltaic solar array and an individualise small allocation of solar panels to each unit, 2KW PV system. Boasting high quality fixtures and finishings including stone bench tops, split system air conditioning, timber floor boards, spacious bedrooms, WIR and BIR, residents only rooftop terrace, BBQ facilities, walking distance to Perth CBD and Northbridge entertainment district. Tenants on a fixed term tenancy until 08/07/2025 with a \$650 weekly rental and they've expressed a desire to sign a long-term agreement. This property represents a secure investment opportunity with a stable and profitable asset. Features:

- 2 bedrooms, 2 bathrooms, 1 secure parking bay
- Split system air conditioning, electric cooking appliances, and open plan design
- First floor overlooking the pristine Robertson Park natural beauty
- Rooftop terrace with city view
- Secured entry / exit into foyer and common area
- Perfect central city location and walking distance to CBD and Northbridge
- Fixed term tenancy for \$650pw until 08/05/2025
- Schools nearby - Highgate Primary School and Mount Lawley Senior High School
- Points of Interest (distance approximate)
- 500m to Golden Choice Fresh Market
- 650m to Hyde Park
- 1.6km to Watertown Brand Outlet Centre
- 1.6km to Raine Square Shopping Tower
- 3.5km to Claise Brook Cove
- 3.5km to Kings Park

Rates and Dimensions (approximate)

- Total Area 94 sqm
- Living Area 62 sqm
- Council Rates \$1,750 pa
- Water Rates \$1,280 pa
- Strata Fees \$1,068 pq

Viewing by appointment only and for more information please contact Tyrone Ha 0402 193 007 [tyrone.ha@firstclassrealtywa.com.au](mailto:tyrone.ha@firstclassrealtywa.com.au) Pragnesh Thakor 0493 978 778 [pragnesh.thakor@firstclassrealtywa.com.au](mailto:pragnesh.thakor@firstclassrealtywa.com.au)

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