

**42/47 Forrest Avenue, East Perth, WA 6004**



**Sold Apartment**

Friday, 18 August 2023

42/47 Forrest Avenue, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 160 m2**

**Type: Apartment**



Cherry Li

0400833706

**\$650,000**

- MASSIVE 145SQM TOTAL LIVING AREA- RECENTLY FULLY RENOVATED - STUNNING CITY VIEWS- PERFECT INNER-CITY LOCATION Make sure you seize this incredible chance to acquire a recently renovated apartment on the 5th floor of City Towers. This open-plan residence boasts two bedrooms, two bathrooms and covers a spacious 145sqm internally. With its remarkable city views and prime location, finding such a valuable opportunity within the inner city is truly a rarity. The beautiful elegance of living in City Towers, one of the most sophisticated apartment complexes in the East Perth area can be all yours today. Located in the heart of beautiful, and secluded pocket of Forrest Avenue, you'll live both in style and peace and quiet as you take in the fabulous outlook over the CBD, Queen's Gardens, and East Perth surrounds out to the Swan River. KEY FEATURES:- Level 5, South-West facing City Towers apartment complex- Floor to ceiling windows to living & study, with views to sunset behind the CBD- Fully renovated with beautiful floorboards throughout living, kitchen and bedrooms- Chef's kitchen with designer lighting, Stone benches and Stainless-steel appliances- Extra-large King-Sized master bedroom with WIR and fully renovated ensuite - Queen-sized Second bedroom with large BIR- Second bathroom with shower bath, plus separate toilet and dedicated laundry- Audio visual intercom system, swipe card / remote access for security- Quiet cul-de-sac location with ample visitor and street parking - Sparkling pool within garden & entertaining area- Onsite caretaker ensures the City Towers grounds, pool, gardens, and lobbies are always immaculately presented.- Internal (including balcony): 145m<sup>2</sup>, Car Bay: 14m<sup>2</sup>, Store: 1m<sup>2</sup>, Total Strata Area: 160m<sup>2</sup> CALL CHERRY 0400833706 TODAY FOR YOUR PRIVATE INSPECTION! OUTGOINGS (approx.): Council Rates: \$1,757 p/a Water Rates: \$1,304 p/a Strata Levy: \$1,111 p/q Reserve Levy: \$313 p/q The City Towers complex, which recently won the Builder's Choice Award at the 2021 Apartment Awards for Excellence. The council of owners in this 20-year-old apartment complex have demonstrated a commitment to best practice when it comes to managing their building and community. The development has recently completed refurbishments at the floor foyer and each floor reception as well as raised \$500,000 for the sinking fund to provide certainty for ongoing maintenance in the future. The council of owners has reflected a high degree of care and passion and set a benchmark for WA. Building facilities include landscaped grounds, swimming pool, bike storage area, communal workshop/man cave, NBN connectivity and numerous recent upgrades including to the lobby and foyers. Step outside and you are only a short walk from local shops, post office, restaurants, the Swan River & the CBD, with easy access to the best of Perth's many lifestyle attractions and the city's finest restaurants and sporting venues. From the Perth Concert Hall, Crown Resort and Casino, Queens Gardens, Kings Park to the WACA and Gloucester Park, it is all just minutes away. LOCATION HIGHLIGHTS:- Wellington Square 500m- Queens Gardens 550m- Gloucester Park 700m- Mercedes College 700m- Bistro Bellavista Restaurant 750m- Claisebrook Cove 800m- Royal Perth Hospital 900m- Matagarup Bridge 1.1km- Trinity College 1.2km- Langley Park 1.2km- The Camfield 1.6km- Optus Stadium 1.6km DISCLAIMER: All distances to amenities are estimations obtained from Google Maps. All rates/outgoings are approximate/estimates. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. Buyers are to rely on their own due diligence prior to purchasing.