

**44/150 Stirling Street, Perth, WA 6000**

**Apartment For Sale**

Wednesday, 12 June 2024



44/150 Stirling Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Cribbon

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**From \$419,000**

- HUGE 67SQM INTERNAL LIVING AREA- CORNER POSITION, NORTH ASPECT- LEASED TO A GRADE TENANT - READY MADE INVESTMENT

Welcome to your new home or perfect investment, apartment 44 at the 'Concourse' complex features a huge open-plan living and dining which welcomes an abundance of natural light and opens onto the large 13sqm balcony. The separated kitchen includes oven and gas cook-top and plenty of cupboard and bench space. Making your way to the large master bedroom, you'll enjoy your own private bathroom and a large built-in robe. Perfectly located on Stirling Street, you are a short walk into Northbridge or Mt Lawley with endless choices of cafe's, restaurants and bars, a stone's throw away from Perth Train Station and just minutes from the CBD.

Features:- Massive 67m2 Living area- Spacious 13m2 Balcony- 2nd floor, sub-penthouse- Secure under cover car bay and storeroom (located in basement)- Large Bedroom with BIR- Study nook- Light and Bright with High Ceilings throughout- Well Appointed Kitchen with ample cupboards- Gas Cooking- Solid internal wall throughout- Reverse cycle air-conditioning to living area- Audio intercom security system and fully secure complex- Lift access- Large lap pool & BBQ Facilities- Opposite Parkland- Leased at \$525 per week exp Mar 2025

Distances:- 300m to IGA Northbridge- 1.5km from Hyde Park- 2.3km from Perth CBD

School Catchment:- 800m to Highgate Primary School- 3.0km to Mount Lawley Senior High School

Outgoings:- Strata Levies: \$1,362 p/q (Admin + Reserves)- Water: \$1,292 approx p/a- Council: \$1,558 p/a approx (City of Vincent)