

49/31 Little Brown Street, East Perth, WA 6004



Sold Apartment

Friday, 29 September 2023

49/31 Little Brown Street, East Perth, WA 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Apartment



Paul Brookes
1300243629



Cameron Hall
1300243629

\$370,000

**** Price reduced and must sell****Trendy and unique, this SINGLE LEVEL one-bathroom apartment in the iconic – and heritage-listed – “Boans Warehouse” building was part of a `chic` residential conversion in the late 1990s and offers a boutique cosmopolitan feel beyond a leafy internal covered streetscape.As soon as you step inside you are greeted by a "classic" open floor plan, which intertwines the living kitchen and meals area all in to one AMAZING space. The galley, open plan kitchen is in keeping with the rustic style and gives the home both function/purpose and seamlessly links to a private/tranquil outdoor courtyard for entertaining. A credit it to its current owner... the "feeling" created upon entry is one of warmth & creativity... not easily replicated but most definitely this one has it!A leisurely stroll to our vibrant CBD hub complements convenient access to the free CAT bus service, further public transport at Claisebrook Train Station, the Claisebrook Cove shopping, restaurant and inlet precinct, our picturesque Swan River itself, the new world-class Optus Stadium at Burswood, the footbridge to the stunning Crown Towers, casino and entertainment complex and everything else that urban East Perth has to offer. Now... this is living! FEATURES YOU WILL LOVE:• Terracotta tile flooring • Split-system air-conditioning • Open-plan living/dining/kitchen area• Big beautiful bedroom• Private open-air entertaining courtyard • Car parking for one• Seperate storage room• Closed circuit video security throughout the complex • Easy walking distance to public transport, the river, restaurants, cafes and bars• FREE street parking permit from City Of Perth• Water usage included • Sorry, no pets allowedCurrently leased to quality long term tenant until 19/6/2024 @ \$400.00 per week** INVESTORS TAKE NOTE... record vacancy rates have seen these inner city properties create strong yield investments.... but alternatively, also make for a fantastic entry point for the first home buyer.RATES & DIMENSIONS:Internal 62sqmBalcony 12sqmRates:Council \$745.05 per annumWater \$TBA per annumStrata \$759.75 per quarter. Reserve Fund \$271.95 per quarterTotal \$1031.70 per quarterPhotos not of current furniture and not included in sale.For prompt further information including viewing times contact Paul Brookes on 0408940156 or paulb@theagency.com.au. Service with a smile!Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.