

**51B/22 Nile Street, East Perth, WA 6004**



**Sold Apartment**

Friday, 1 September 2023

51B/22 Nile Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Brendan Smith  
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## Contact agent

(Rented at \$430.00 per week until 10/08/2024) This very well presented two bedroom apartment, situated in the million dollar precinct of Claisebrook Cove, with the new Perth Stadium on your doorstep, can be yours today. Formerly the Metro Inn Motel, this upgraded design incorporates a functional open plan, meals dining and kitchen space so everything is combined in one workable space. All of which is tied together with timber flooring to give it that extra sense of quality. The kitchen itself has a surprising amount of cupboard space, a good workable bench area, gas cooking and stainless steel appliances all built in. Whether you are a budding chef, or prefer ordering out from any of the great takeaway options, this setup will be ideal. The bedrooms are well separated from the living space, so you can enjoy privacy away from your partner watching TV, or simply to have your own space. And with having the two bathrooms as well, which are both well-equipped, this place also has the ability of being shared by two people with ease. Outside, you have a generous balcony with views of the Swan River and Optus Stadium and comfortable enough to have more than a few friends over. However, if you do need that extra entertaining area, there is also well-maintained BBQ and resort style pool facilities ready at your fingertips. There is a secured car bay for this unit to safely store your car for weekend getaways, as this unit is also conveniently located on the Yellow CAT line and a relaxed walk into the city. Should you have an additional car to park, there is also the option of a separate parking permit from the City of Perth as well. So here it is, your next move made easy. A quality two bedroom, two bathroom apartment, set in one of East Perth's best positions both now and even more so in the next few years. The only downside to this is if you miss out! Points of Interest (all distance approximate):- Free CAT bus at the end of the street- 20m to Gloucester Park- 100m to Victoria Gardens- 350m to Claisebrook Cove/Swan River- 500m to Perth Girls' School precinct- 650m to the WACA Ground- 800m to Optus Stadium- 1.2km to Wellington Square redevelopment- 1.3km to Claisebrook Train Station- 1.7km to Crown Towers- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions:- Total Area 91sqm - Internal Area 63sqm - Balconies 15sqm - Council Rates \$1,472.10 pa- Water Rates \$1,113.30 pa- Strata Admin \$922.80 p/qtr - Strata Reserve \$322.70 p/qtr- Strata Hot Water \$54.20 p/qtr