

**55/134 Aberdeen Street, Northbridge, WA 6003**



**Sold Apartment**

Friday, 8 September 2023

55/134 Aberdeen Street, Northbridge, WA 6003

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: Apartment**



Joel Cooper  
0488242283

**\$470,000**

120m<sup>2</sup> ON THE TOP FLOOR! This sensational 100m<sup>2</sup> apartment with 20m<sup>2</sup> balcony will be the envy of all your friends! Compared to most 2-bedroom inner city apartments- this one is HUGE! Located in the heart of Northbridge, you won't find a more convenient location for restaurants, cafes and nightlife. Combining a large open plan living and dining area with a spacious kitchen, 2 large bedrooms and a clear view out over the local area from the top floor, this apartment will tick all the boxes! Situated opposite Russell Square and right in the heart of Perth's cultural precinct with an almost endless choice of cafes and restaurants at your doorstep waiting for you to explore. Being walking distance to Yagan Square in the Perth City Link, or a stroll to Hyde Park, Elizabeth Quay and the CBD, your plethora of entertainment opportunities will leave you wondering where to start. With the City, Leederville, Mount Lawley and Kings Park all just a few minutes away, you will soon be enjoying all the perks of inner city living.\*PLEASE NOTE, ACCESS TO THE PROPERTY IS BY STAIRS ONLY\*FEATURES INCLUDE:- Top Floor (Level 2, walk-up) in the 2005 built Arcus Apartments- Low strata fees, only \$884 per quarter- A spacious wrap-around kitchen with gas cooking & ample bench / cupboard space- Extra large living & dining perfect for entertaining & more- Split-system, reverse-cycle air-conditioning to living & master bedroom- King-sized master suite with private ensuite & large BIR- king-sized second bedroom with BIR, access to bathroom 2 / laundry - Large linen cupboard in central hallway- Timber flooring to living, hallway & kitchen, quality carpets to dining and bedrooms- Resort-style facilities including solar heated swimming pool, fully equipped gymnasium, timber lined electric sauna, BBQ and entertaining area, immaculately maintained central courtyard and gardens- Fully secure building with fob entry and remote garage access- Secure car parking with large 5m<sup>2</sup> storeroom to the rear- Free blue CAT bus only meters away- Popo Lee Korean Fried Chicken on ground floor- Stroll to the CBD or along William Street for multiple dining & entertaining options- Internal 100m<sup>2</sup>, Balcony 20m<sup>2</sup>, Car Bay 15m<sup>2</sup>, Storeroom 5m<sup>2</sup>, Total 140m<sup>2</sup>RENTAL APPRAISAL: - \$650-\$700 Furnished- \$600-\$650 UnfurnishedOUTGOINGS (approximate):- Council Rates: \$1,653.85 p/a- Water Rates: \$1,273.48 p/a- Strata Admin Levy: \$749.88 p/q- Strata Reserve Levy: \$133.47 p/qDisclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.