

**6/178 Bennett Street, East Perth, WA 6004**



**Apartment For Sale**

Wednesday, 17 April 2024

6/178 Bennett Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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## Offers Over \$599 K

Proudly Presented by Edward Lim Welcome to your new home at 6/178 Bennett Street, where every day feels like a getaway! Nestled right opposite the picturesque Wellington Square, prepare to be dazzled by stunning park views right from your window. And the best part? The bustling CBD is practically at your doorstep! Step into luxury with this generously sized 2 bedroom, 2 bathroom apartment spanning a lavish 117m<sup>2</sup> living space (including balcony and terrace). Picture-perfect wooden flooring and lofty ceilings create an atmosphere of grandeur throughout. But wait, it gets better! Step out onto the sprawling 18m<sup>2</sup> balcony, and soak in the serenity of Wellington Square as you sip your morning brew or host a lively BBQ bash with your nearest and dearest. This outdoor oasis ensures privacy and comfort for year-round enjoyment. Prepare to be wowed by the heart of this home: a chef's dream kitchen boasting pristine white cabinetry, sleek stone benchtops, top-notch appliances, and enough storage and counter space to satisfy even the most discerning culinary enthusiasts. Indulge in modern luxury with renovated bathrooms showcasing double vanities crowned with elegant stone tops and floor-to-ceiling tiling. The master suite reigns supreme with its spacious layout, direct access to the balcony and private ensuite, while bedroom 2 offers its own cosy terrace/study area with bonus storage. When it's time to dine or unwind, simply take a leisurely stroll to Claisebrook Cove, where a vibrant array of dining options and bars awaits you along the scenic Swan River. And let's not forget about the convenience factor! With the nearby Matagarup Bridge, access to Optus Stadium and the Burswood Peninsula Precinct, including the lively Camfield and iconic Crown Casino, is a breeze. Living on the city's edge means you're just moments away from the pulsating energy of the CBD, with the Free CAT bus whisking you to work in a flash. It's city living at its most vibrant, convenient, and affordable!

**The Property & What We Love?!** \* Built Year: 2005 \* Total Build Up Area: 132m<sup>2</sup> (including Living: 92m<sup>2</sup>, Balcony 18m<sup>2</sup>, Terrace: 7m<sup>2</sup>, Storage: 2m<sup>2</sup> & Car Bay: 13m<sup>2</sup>) \* Massive Open Plan Living \* Ducted Reverse Cycle Air Conditioning \* Deluxe Kitchen \* Stone Bench Tops \* Gas Cooking \* Spacious Bathrooms, not 1 but 2 \* Double Vanities in Both Bathrooms \* Full Height Tiling \* Separate Laundry \* Secure Car Bay + Heaps of Street Parking \* Video intercom \* Store Room On Same Level \* Estimated Rental \$740 - \$760/week \* PLUS SO MUCH MORE! Outgoings: \* Council Rates: app. \$1,680.75 (FY 2023 - 2024) \* Water Rates: app. \$1,263.14 (FY 2022 - 2023) \* Strata Levies: \$1,250/qtr (which includes Admin: \$950/q & Reserve: \$300/q) Don't miss out on the chance to call this sensational apartment yours. Contact listing agent, Edward Lim, on 0408 929 655 for more information and to schedule a viewing today! \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\*