

60/22 Nile Street, East Perth, WA 6004



Apartment For Sale

Wednesday, 14 February 2024

60/22 Nile Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Brendan Smith
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Mid to High \$300,000s

It's all about location, location, location here, with this fantastic 2 bedroom, 1 bathroom (with up to 3 car parking) apartment perfectly positioned to meet your personal needs in the east end of town. It can be found within an iconic, resort-style complex opposite Gloucester Park and superbly situated just metres away from beautiful Victoria Gardens parklands and the spectacular Matagarup Bridge – the latter taking you on a mesmerising journey over the Swan River, past our state-of-the-art Optus Stadium and towards Burswood's popular Crown Towers and entertainment precinct. Taking centre stage within the secure development are a shimmering outdoor swimming pool and bubbling spa, whilst there are also barbecue facilities on-site, as well as a securely-gated carpark for good measure. The ground-level apartment sits beyond a gated courtyard entrance and has its own storage shed and drying courtyard. Low-maintenance timber-look flooring graces a welcoming open-plan living and dining area, with the adjacent kitchen also incorporated into a practical design. The latter features matching floors, subway-tile splashbacks, double sinks, microwave and dishwasher recesses and modern stainless-steel range-hood, gas-cooktop and oven appliances. Both bedrooms are generous in their proportions, carpeted for comfort and, via double French doors, extend out to the paved side courtyard. The larger master suite has a walk-in wardrobe and enjoys semi-ensuite access into a large laundry-come-bathroom with a linen cupboard, powder vanity, under-bench storage, a toilet and a shower. The second bedroom has a fitted built-in-robe recess, for good measure. The complimentary CAT bus, along with an array of cafes, shopping outlets, restaurants, the WACA Ground and countless other amenities are all within minutes from your doorstep, here. Convenience is an understatement – this stunning location offers unparalleled ease and accessibility in every single aspect of urban living! Features include:- Your own separate street frontage & entrance- Quality-built complex with a pool, spa and BBQ facilities- Split-system air-conditioning - Robes in both bedrooms- Semi-ensuite laundry-come-bathroom- Linen cupboard- Feature ceiling cornices- Feature skirting boards- Classic-style light switches/electrical sockets- Storage shed- Gated carpark area – with allocated car bays 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:- Council Rates - \$1,472.10 p.a.- Water Rates - \$1,025.81 p.a.- Strata Admin - \$880.61 p/qtr- Strata Reserve - \$448.57 p/qtr- Total Area - 63sqm- External Area - 91sqm