

**65/190 Hay Street, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 23 November 2023

65/190 Hay Street, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Brendan Smith  
0893250700



Sharon Smith  
0405814948

## Offers Closing Sunday 3rd December

This spacious 110sqm, 3 bedroom 2 bathroom boutique "Mont Clare" apartment is perfectly positioned towards the eastern part of the city where absolutely everything is on your doorstep. The heart of the CBD, the river and trendy nightlife are just a short stroll down the road, whilst the complex is bordered by beautiful parklands that are ideal for exercising or playing with the kids. Don't forget about our world-class Optus Stadium, the WACA Ground, Gloucester Park, Langley Park, the RAC Arena, Claisebrook Cove on the waterfront, cafes, shopping and even free public transport. This is the definition of living convenience, whether you are entering the market, are investing or are a family. Amongst the amenities here are a large sparkling swimming pool, a relaxing poolside deck with a shade sail, a gymnasium with fitness equipment and even a concierge service. Your own allocated single car bay can be found within a secure parking area, whilst a separate lock-up storeroom is simply the cherry on top. Internally, gleaming wooden floorboards warm an open-plan living and dining area by the kitchen, with the latter comprising of tiled flooring, sleek bench tops and splashbacks, electric cooking appliances and a stylish white dishwasher. From the balcony off here, you can enjoy splendid tree-lined views out to the WACA Ground and the tree-lined surrounds amidst our iconic Perth city skyline. Just grab your wine glass. The bedrooms are all carpeted for comfort, with the master suite benefitting from the luxury of full-height mirrored built-in wardrobes and a classy ensuite bathroom with a feature rain shower, a funky stone vanity and a toilet. One of the spare bedrooms leads into the combined bathroom-come-laundry that makes the most of the wall space on offer and boasts a toilet, stone vanity, shower and wash trough. The third bedroom - or office - is separated from the living zone via double doors and has mirrored built-in robes of its own. The mixed residential/managed development gives buyers so much flexibility, with options including owner-occupied, on-site management, private management and either long or short-term rental. You really will be spoilt for choice, no matter what you decide!

**Features Include:-** Flexibly to rent out short or long term- Full complex security- Open-plan living/dining/kitchen area- Sweeping views from the balcony- Mirrored BIR's- Comfortable master suite- Versatile 3rd bedroom or study/office- Audio-intercom system- Stylish light fittings- Skirting boards- Secure single car bay- Storeroom- Complex pool, gym and concierge facilities

**Points of Interest (all distance approximate):-** 400m to Queens Gardens- 600m to the WACA Ground and Gloucester Park- 600m to Wellington Square redevelopment- 750m to Perth Girls' School precinct- 1.0km to Claisebrook Cove/Swan River- 1.6km to Perth CBD- 1.9km to Optus Stadium- 2.1km to Claisebrook Train Station- 2.8km to Crown Towers- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes and Trinity Colleges

**Rates & Dimensions:** Year Built: 2002 Total Area: 110sqm Internal Area: 91sqm Council Rates: \$1,712.80 p.a. Water Rates: \$1,993.44 p.a. Strata Admin: \$1,038.20 p/qtr Strata Reserve: \$36.05 p/qtr