

**7/118 Royal Street, East Perth, WA 6004**

ACTON

**belle**  
PROPERTY

## **Apartment For Sale**

Saturday, 9 December 2023

7/118 Royal Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 185 m2**

**Type: Apartment**



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## CONTACT AGENT

The first thing you'll notice when step into this beautiful 2 bedroom 2 bathroom apartment is that it oozes elegance from front door, right through to expansive balcony and it's icing on the cake that you're right in the heart of trendy East Perth with the local café, ready to serve you your morning coffee fix, just 12 metres from the front door. Welcome to the East Perth lifestyle where the groovy Claisebrook Bar is a short wander away and you have stunning Claisebrook Cove with its shops, restaurants and parks within striking distance. In keeping with its rather regally named location on Royal Street, this home is glamorous starting right from the entrance foyer, which adjoins the expansive open plan living and dining area where plush carpet runs all the way up to the wide glass balcony doors. Slide them open and you'll find a really spacious outdoor entertaining area, largely undercover, perched above Royal Street to give a bird's eye view. The kitchen is open to the living and dining space and super sleek in its finishes which include dark granite benchtops and stainless-steel appliances, streamlined lighting by way of downlights and tiled floors for easy cleaning. The master suite has windows to the balcony ensuring loads of natural light and features a generous built-in robe adjacent the ensuite entrance which boasts a luxury size shower recess. Bedroom 2 features the walk-in robe and is positioned perfectly, adjacent to the second bathroom which incorporates the laundry. You'll notice throughout the architectural extras like the architraves, bulkhead and columns that help that this such an elegant home. Main Features • 2 bedroom 2 bathroom apartment in low rise building • Ground floor parking for 2 cars and separate storage unit • Large open plan living, dining and kitchen space • Spacious front balcony for alfresco dining • Carpeted throughout except the wet areas which are tiled • Ducted air conditioning • Gorgeous architectural features • Kitchen with stone benchtops and stainless-steel appliances • Security intercom • Foxtel cable • Bedroom 2 with walk-in robe • Second bathroom laundry combination Location • 12m Wassup Dog Café • 110m The Claisebrook Bar • 270m Claisebrook Cove • 260m North Metro TAFE East Perth • 150m Wellington Square • 200m Department of Education Headquarters • 409m Claisebrook Station • 780m Royal Perth Hospital • 900m Mercedes College • 1.1km Trinity College • 600m Goodstart Early Learning East Perth Water Rates: \$1,560.82 pa Council Rates: \$2,344.65 pa Strata Fees: \$1,297.35 pq PLEASE NOTE THAT THE PHOTOGRAPHS HAVE BEEN DIGITALLY EDITED FOR MARKETING PURPOSES. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.