

**706/78 Stirling Street, Perth, WA 6000**



**Sold Apartment**

Saturday, 19 August 2023

706/78 Stirling Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**

**\$529,000**

An opportunity to be part of a community of residents has never been so appealing. Living at 'Verdant' apartment opens up the opportunity to be among like minded people that enjoy apartment living, with the convenience of everything you need at your doorstep. Verdant features an incredible 6.2 Star energy rating, with its own centrally imbedded electricity system, rooftop of common facilities for all residents to enjoy, a car share system and the convenience of being only walking distance from Perth CBD, shops, bars, restaurants and more! The apartment itself features modern style with a warm colour scheme, a functional layout and easy-care living. You will appreciate the attractive features within this apartment, and outside, a spacious balcony perfect for entertaining... featuring your very own unique view of Perth City.

**FEATURES:**

- Two Bedrooms with floor to ceiling, built in mirrored robes
- Spacious master bedroom with large ensuite and air conditioning
- Master bedroom opens onto balcony as well as living area
- Spacious combined second bathroom / Laundry complete with dryer
- Open plan Kitchen, Living and Dining
- Engineered timber floorboards to living area
- Reverse cycle air conditioning to living and main bedroom
- Spacious kitchen complete with plenty of cupboard space, stone benchtops and integrated dishwasher
- High ceilings offering plenty of natural light and sense of space
- Large balcony with south facing/city views
- Spacious storeroom located on balcony
- Flyscreens to balcony doors and windows
- NBN infrastructure installed
- One allocated car bay
- Bike rack and scooter bays available
- Vacant possession can be provided with 40 days notice to tenant

**FACILITIES:**

- Spacious and well-equipped Gymnasium
- Spacious Sauna
- Dining and living room for your use and comfort outside of your apartment
- Outdoor rooftop cinema
- Cocktail bar that opens out to an outdoor dining area with city views
- Roof top swimming pool with east facing views
- Car share system available for residents to hire

**LOCATION:**

- 600m to Hay Street Mall
- 340m to Northbridge Super IGA
- 420m to Woolworths Murray Street
- 300m-800m from bars and restaurants
- 1.1km to Perth Arena
- 1.1km to Elizabeth Quay
- 260m to Perth Train Station... Plus so much more!

Contact Leanne Palatchie on 0438 231 100 or email [leanne.palatchie@frasersproperty.com.au](mailto:leanne.palatchie@frasersproperty.com.au) now, to arrange a viewing time.

**PLEASE NOTE** Apartment has a periodic lease in place which offers flexibility for both home owners and investors. Rental price currently around \$650.00 per week. Council Rates: Approx \$1900.00 per annum Water Rates: Approx \$1300.00 per annum Strata Fees: Admin Fund: Approx \$954.05 per quarter Reserve Fund: Approx \$304.00 per quarter All information and inclusions are presented to the best of our knowledge, and is seen to be correct and true at time of listing.