

**8/22 Angelo Street, South Perth, WA 6151**

**NEXT MOVE**

**Apartment For Sale**

Thursday, 18 April 2024

8/22 Angelo Street, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



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## Offers from High \$400,000's

Welcome to 8 / 22 Angelo Street, South Perth! This modern 2-bedroom apartment offers the perfect blend of style, comfort, and convenience. With its prime location and contemporary design, this property is an ideal choice for those seeking a relaxed and low-maintenance lifestyle close to the River. Step inside and be greeted by a light-filled open plan living area, perfect for entertaining friends and family. The well-appointed kitchen features sleek cabinetry, quality appliances, dishwasher and ample storage space, making it a joy to cook and entertain in. The living area seamlessly flows onto a private balcony, where you can enjoy your morning coffee or unwind after a long day, taking in the stunning tree top and river views. The master bedroom boasts a generous king size and includes a modern ensuite bathroom, providing a private sanctuary for relaxation. The second bedroom is also spacious and serves as a study when a second bedroom isn't required. Both bedrooms feature built-in wardrobes, offering plenty of storage space. Surrounding the complex is luscious gardens and a communal pool for those hot summer days. The unit comes complete with an exclusive use storeroom and garage parking. Lifestyle is at the forefront of your mind with the South Perth Foreshore, and Swan River just a short stroll away. **TENANCY**- Currently tenanted until 1/6/2024 at \$450 per week.- Potential rent of \$500 - \$550 per week.- Pets considered. **F E A T U R E S**- Modern top floor apartment- Style, comfort, and convenience- Prime location close to South Perth Foreshore and Swan River- Open plan design- Large skylight in living- Renovated kitchen- Stainless steel appliances- Dishwasher- King sized master bedroom- Generous balcony with tree-top and river views- Spacious bedrooms with BIR's- Down lights- Internal laundry- Complex pool- Exclusive use balcony, garage parking and storeroom **L O C A T I O N**- Around the corner from Perth Zoo- 500m to the Angelo St Cafe and shopping precinct- 550m to Sir James Mitchell Park and Swan River (South Perth Foreshore)- 750m to Royal Perth Golf Club- 900m to Wesley College- 1.4km to Mends St Jetty and Restaurant hub in South Perth- 3.2km to Perth CBD- 3.6km to Kings Park- 4.9km to Crown Casino, Restaurants and Hotels- 5.2km to Optus Stadium- 13.1km to Beaches- 15.9km to Fremantle Cafe Strip **O U T G O I N G S** Council \$1744 per year Water \$862 per year Strata \$1124 per quarter Located in the heart of South Perth, you'll enjoy the convenience of having an array of shops, cafes, and restaurants right at your doorstep. Take a leisurely stroll along the picturesque Swan River or explore the beautiful South Perth foreshore. With easy access to public transport and just a short drive to the Perth CBD, you'll have everything you need within reach. Don't miss out on this fantastic opportunity to secure a stylish apartment in one of South Perth's most sought-after locations. Contact Michael Allen today to arrange a private viewing and make this your new home.