

**802/251 Hay Street, East Perth, WA 6004**

**Sold House**

Friday, 29 March 2024

802/251 Hay Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 81 m2**

**Type: House**



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**\$432,500**

An apartment in the city offers so many benefits. CBD workers can cut their commute significantly. WA and interstate FIFO workers can easily lock-and-leave in a central location. Lovers of an urban lifestyle will relish having the delights of Perth on the doorstep. And of course, investors will benefit as well, with tenants also seeking out a central location with easy access to amenity and transport. This home is in the Quatro 251 complex, with the free CAT bus on the doorstep for a quick trip into central Perth. If you want to enjoy the great outdoors and Perth's beautiful weather, it's just a short walk to Langley Park, the river foreshore, Queens Park and Wellington Square. Don't feel like cooking or want to catch up with friends? There are plenty of dining options and bars in walking distance. There is even an Italian deli and restaurant on the ground floor of the complex - how convenient is that? Want to work on your health and wellbeing? It's a two-minute walk to Urban OM, which offers yoga, pilates and a café - the owners say it has awesome smoothies and healthy food. Shopping is also easy with a convenience store across the road, a new IGA recently opening on Terrace Road, or you could head into the City for Coles and Woolworths. The apartment is on the eighth floor of the complex. The owners say it is surprisingly quite for inner-city living, with excellent sound-proofing. Its height and position at the back of the building also mean you don't hear the traffic. You enter to a light-filled open-plan living/dining/kitchen area. The well-equipped kitchen has been cleverly placed along one wall to maximise the living space. Sliding door opens to a balcony providing a fantastic indoor/outdoor connection. Whether indoors or out, you'll enjoy sweeping views of East Perth. There are two bedrooms with each having a combination of mirrored wardrobes, glass doors, and optional curtains creating a harmonious and functional living environment, allowing you to enjoy the natural light and stunning views while maintaining your desired level of privacy. The bathroom has been recently repainted and includes a shower, vanity unit, toilet and European-style laundry facilities. The laundry area has also been repainted. The apartment comes with two secure parking spots and a storeroom. The complex's residents have access to a rooftop pool and spa with stunning views, gym, sauna and barbecue/entertaining area. The owners say it's a friendly complex, with its own Facebook page so residents can highlight any issues. "Many times, residents have kindly looked after each other, for example if deliveries have been left in wrong place," the owners say. "They all use the page to give everyone the heads up regarding anything concerning residents. The strata is also on the page and address any building concerns." "At the same time, people let you enjoy your peace and privacy." For those considering investing in a rental property, the apartment can potentially generate \$650 to \$750 per week in rental income. Inside 68sqm internal area Open-plan living/dining/kitchen area with carpet and split-system airconditioning. The airconditioning has been recently serviced. Kitchen with stainless-steel appliances including oven, dishwasher and rangehood, induction cooktop, glass splashback, fridge recess, microwave nook and pantry. Two bedrooms with mirrored built-in robes. Bathroom with shower, vanity unit, toilet and European-style laundry facilities. Outside 13sqm balcony. Two secure car bays. 3sqm storeroom. The complex Secure access Foyer Rooftop pool and spa Barbecue/entertaining area Gym Sauna. Estimated current: Rates \$1870.41 Water \$1353.96 p/a Strata levy \$951.10 p/q \*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*