

**81/99 Palmerston Street, Perth, WA 6000**

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**Apartment For Sale**

Tuesday, 4 June 2024

81/99 Palmerston Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Apartment**



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## Market Debut

Welcome to Apartment 81 at The Bottleyard complex. This stunning north facing apartment is located on the second floor of this award-winning complex, perfectly merging convenience and comfort while also offering a beautiful sun-drenched outlook. With a periodic tenancy in place paying \$475 per week, you'll love the great returns on offer. Alternatively, this apartment would also be ready for someone looking to move in at settlement. Boasting an unbeatable location, it is a short stroll to the Perth CBD and an even shorter one to Northbridge, shops, parks, playgrounds & tennis courts. This is a vibrant neighborhood pulsing with nightlife, diverse dining options, cafes, bars, shows, and entertainment.

**Efficient Design & Year-Round Comfort:** Designed for optimal living, each apartment at The Bottleyard embraces natural light, ensuring warmth in winter and crossflow ventilation for summer comfort. This energy-efficient design not only enhances sustainability but also creates a home that is comfortable year-round. Adding to the eco-friendly features, a 260kW Solar Photovoltaic Array powers each apartment with its own 2kW PV System.

**What you need to know:-** 1-bedroom x 1-bathroom x 1-carbay apartment- Located on the Second Floor of The Bottleyard apartment complex- 50sqm of Internal Living area- 4sqm storeroom on the 13sqm of balcony space with a Northern Aspect- 13sqm private and secure underground car bay- Split system reverse cycle air-conditioning- Electric cooking appliances- On-site Building Manager- Community vegetable gardens in the common area- Tenanted since 2017 to the same tenants, currently paying \$475 per week on a periodic lease agreement, and are happy to stay on.

Situated inside the renowned Bottleyard Complex, the site has been thoughtfully transformed to create a calming oasis right in the heart of Perth. With the sense of community and sustainability being a big focus for the redevelopment of the building, residents are provided with a central courtyard and BBQ area, bookable meeting rooms as well as a community herb and vegetable garden. A large collection of solar panels assists with keeping the building and apartments as energy efficient as possible. The complex lends itself to a sense of calm and tranquility which is often hard to find in such a central location.

**Location:-** Perth CBD (Train station) 1.5km- Hyde Park 900m- Northbridge Library 1.2km- Golden Choice Fresh Market 450m- Beatty Park 1.3km- Kings Park 3.4km

For astute investors interested in purchasing this property, our experienced Asset Management team would love to discuss the potential investment return for you. This apartment is an ideal investment opportunity right on the doorstep of the highly sought after location of Perth!

**Council Rates:** \$1,667.78 per annum (approx.)  
**Water Rates:** \$1,167.80 per annum (approx.)  
**Strata Levies:** \$791.75 per quarter (approx.)

Please contact the Agents - Mark Hales on 0415 915 967 or Blair Becker on 0402 425 229 to discuss how to make this property yours!

**Disclaimer:** The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.