

**9/2 Braid Street, Perth, WA 6000**



**Apartment For Sale**

Monday, 20 May 2024

9/2 Braid Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 183 m2**

**Type: Apartment**



Claude Iaconi  
0865000200

## Offers from \$729,000

Premiere Home Open this weekend! Inspections by appointment also available. If you're seeking an ultra-convenient city lifestyle, Claude Iaconi of Edison Property invites you to discover the epitome of urban living in this captivating, light-filled sanctuary. Tucked away within an exclusive boutique complex of only 9 residences, this remarkable twin-level apartment exudes elegance, sophistication and sense of security whilst offering a townhouse feel. Impeccably designed and built by Urbani Design in 2008, step inside and be enveloped by 141sqm of internal space, a true rarity on the CBD fringe. Unlike typical inner-city apartments, this home offers a lifestyle of unrivalled comfort and style. The downstairs living domain unfolds to a bright living domain for easy, care-free living and is perfect for buyers not compromising on space. This level boasts not one, but two outdoor retreats - a front-facing and a rear balcony - perfect for simply unwinding and summer parties. Ascending to the second level, you'll find three generously proportioned bedrooms, each with balcony access, with the master enjoying an indulgent ensuite with spa bath. This is more than just a home; it's an experience. Indulge in the convenience of city living, with the vibrant lifestyle destinations of Northbridge, Mount Lawley, and the CBD mere moments away. Leave your car behind and explore the nearby China Town and Beaufort Street precincts, alive with an array of cafes, restaurants, and bars. For those with furry companions, Wellington Square - a dog-friendly haven-is just a leisurely stroll from your doorstep. **HIGHLIGHTS** • 3 spacious bedrooms each with balcony access. • Master bedroom enjoys and ensuite whilst 2 ensuite bathrooms, plus a separate powder room (located on the first floor). • Ducted reverse cycle air-conditioning / Led down lighting • Acoustic glass installed • Designer wall paper to living areas • Open plan living and dining areas. • Well-appointed kitchen with stone bench tops, stainless steel appliances and island bench/breakfast bar. • High ceilings and quality timber flooring throughout (carpet to the bedrooms). • Huge 21sqm entertainers terrace AND rear terrace on the first floor, perfect for entertaining and cross-ventilation. • Separate powder room and laundry • 2 secure side-by-side car bays plus secure store room. • Moments to a huge array of amenity including restaurants, cafes, bars, parks and Woolworths Highgate. • Immediate access to Graham Farmer Freeway, public transport, a short stroll to Royal Perth Hospital and the heart of Perth's CBD. • Internal space: 141m<sup>2</sup> Outdoor space: 42m<sup>2</sup> • Gross strata area: 207m<sup>2</sup> **RATES** Council \$2249.64 pa Water \$1501.89 pa Strata \$2115.00 p/qtr Whether you're seeking an investment opportunity or a central residence in a quiet location, this property offers the best of both worlds. Busy executives or downsizers should put this on your "must-see" list. Ready for immediate occupation, this is your chance to secure a super-sized yet affordable piece of city living at its finest. To discover more about this exclusive offering, arrange a private viewing or discuss in detail by connecting with inner city expert Claude Iaconi of Edison Property on 0412 427 877. We expect interest to be strong and we encourage buyers to act promptly.