

**902/78 Stirling Street, Perth, WA 6000**



## **Apartment For Sale**

Friday, 27 October 2023

902/78 Stirling Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 83 m2**

**Type: Apartment**



Cherry Li

0400833706

**From \$399,000**

- NEAR NEW 2019 BUILT VERDANT APARTMENT- AMAZING ROOFTOP FACILITIES, SPECTACULAR VIEWS- WALKING DISTANCE TO EVERYTHING- FREE CITY BUS SERVICE AT YOUR DOOR STEP- PERFECT FOR OWNER OCCUPIER OR INVESTOR Don't miss this amazing opportunity to secure the North facing 1 bedroom, 1 bathroom and 1 car-bay apartment within Perth's top architecturally designed buildings! Located on level 9, this near new stylish Verdant apartment 904 is well-suited for working professionals who love to walk to work! Minutes walking distance to Perth Train Station (Free Transit Zone), Northbridge, CBD shops, Parks and Hospitals. The 20th level of the building is equipped with a gym, yoga deck, sauna, open-air cinema, pool table, private bar, swimming pool, and spacious indoor/outdoor entertainment area to host your guests. Facing the city, you will have never-ending picturesque views, abundance of entertainment and amenities. Features:- 2019 built, 9th floor Verdant one bedroom apartment- Beautiful high ceilings and full height double-glazed windows throughout allowing for lots of natural light- Generous 50sqm open plan internal living and large 15sqm balcony with storage on side- Solid timber floorboards throughout living and carpet in bedroom- Modern designer kitchen with cooktop/oven and integrated dishwasher- Reverse cycle air conditioning through out bedroom and living area- King-size master bedroom with ensuite and built in wardrobe- Spacious bathroom with enclosed laundry- One secure car bay- Solar panels to reduce strata fees and systems to monitor energy usage- Low energy light fittings to reduce strata fees- Average energy rating of 6.2 stars- Currently leased at \$510p/w unfurnished until 18/04/2024- Internal: 50sqm, Balcony: 15sqm, Car Bay: 14sqm, Storeroom: 4sqm; Total Areas: 83sqm Outgoings:- Council Rates: \$1,662 p/a- Water Rates: \$1,294 p/a- Strata Rates: \$910 p/q (admin + reserve) Contact Cherry Li on 0400 833 706 to arrange your private inspection today! The rooftop terrace which is dedicated to facilities include:- 360-degree views of the city and Perth hills- Sparkling swimming pool with views towards Optus Stadium- Yoga deck, fully equipped gym, large sauna- Outdoor cinema, outdoor viewing deck- Kitchen, BBQ and bar facilities, pool table- Alfresco and indoor lounge and entertainment areas Location (Approx.): - 340m to IGA and Woolworths- 450m to State Library of Western Australia- 400m to Western Australia Museum- 600m to Hay Street Mall- 850m to Rooftop Movies Open-Air Cinema- 1.1km to Perth Arena DISCLAIMER: All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates. All distances to amenities are estimations obtained from Google Maps.