

**15/1 Stirling Street, South Perth, WA 6151**

**Apartment For Sale**

Wednesday, 19 June 2024

**Jones  
Ballard**

15/1 Stirling Street, South Perth, WA 6151

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



Team Ballard  
0894741533

## Early \$500,000's

HOME OPEN - SATURDAY 22ND JUNE @ 10:30AM - 11:15AM

Sitting on South Perth's exclusive peninsula jutting out into the Swan River, you won't believe the views from this one-bedroom, one-bathroom "Penthouse" apartment. Situated on the 2nd floor, picture all the entertaining you will do from your balcony and living room whilst enjoying river views of Melville Waters. Designed to make the most of this riverside precinct, the open-plan living and dining area and bedroom lead to the balcony, further expanding your living space enhanced by incredible views. This sun-filled property has been recently renovated with upgrades to the kitchen and bathroom, plus it has been freshly painted and has new LED lighting, white roller blinds, and new flyscreens to the doors and windows. With all the hard work done, you can simply move in and start enjoying this incredible location from day one. This well-maintained complex features resort-style amenities, including a tennis court, BBQ facilities, pool & sauna, lockup storeroom and secure underground garage parking - not that you'll need your car that often! You have incredible restaurants, cafes, bars, specialty stores and supermarkets at your feet, plus you can stroll to the Perth Zoo, South Perth Foreshore and Mends Street Jetty, where you can take the ferry into the city. In fact, you can even walk or cycle into the city via the riverside trails and Narrows Bridge. You're only a short distance from the Royal Perth Golf Club, Vic Park, Kings Park, the freeway entrance and the Crown Entertainment Precinct. Given this incredible proximity to South Perth's shopping and dining precinct and the city, this is an ideal option for FIFO workers, professionals or out-of-towners seeking a property in a central location. This beautifully maintained apartment is primed for South Perth's ready-made rental market, including students studying at the nearby Curtin University campus. Properties at this exclusive address rarely stay on the market for long. Please get in touch with Adrian Ballard at [teamballard@jonesballard.com.au](mailto:teamballard@jonesballard.com.au) to arrange a viewing.

Property features:

- 59 sqm one bedroom, one bathroom unit with elevator access and river views on South Perth's peninsula
- Stylish kitchen with black speckled stone countertops, gas cooktop, electric oven, dishwasher and overhead storage
- Open-plan lounge/dining
- Generous 15sqm balcony, access from both bedroom and living rooms
- Upgrades include: kitchen, bathroom (cupboard fronts), freshly painted, new LED lighting (with upgraded power points & light switches), new white roller blinds, new flyscreens to doors and windows
- 74sqm (living/balcony)
- Spacious bedroom with open hotel style ensuite bathroom, BIR's, large bathtub, separate toilet and laundry
- Ducted reverse-cycle air-conditioning
- Well-maintained resort-style complex with a tennis court, BBQ facilities and pool
- Undercover garage with secure parking for one car and 4sqm lockup storeroom

• Strata Levy: \$1,081.80pq, Council: \$2,207.63pa, Water: \$1,192.79pa

Location highlights:

- 400m to the South Perth Foreshore
- 650m to the Mends Street dining/shopping precinct
- 750m to the Mends Street Jetty
- 850m to the Perth Zoo
- 1.6km to Kings Park
- 1.9km to Perth's CBD
- 2km to the Royal Perth Golf Club
- 5km to Vic Park
- 5.7km to Curtin University
- 5.9km to Crown Entertainment Complex