

**18/22 Nile St, East Perth, WA, 6004**



**Apartment For Sale**

Friday, 16 August 2024

18/22 Nile St, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **Sophistication & Location!**

Discover the joy of simple and stylish living here, in this contemporary 2-bedroom, 2-bathroom apartment, that is perfectly suited for those who value convenience & security, with a glorious north facing aspect with views towards the Swan River.

Enjoy a relaxed lifestyle just moments from the beautiful Victoria Gardens and the striking Matagarup Bridge, which offers a scenic walk over the Swan River, passing by the world-renowned Optus Stadium and leading to the vibrant Crown Towers and entertainment precinct in Burswood. Residents have exclusive access to a shared outdoor swimming pool, a soothing spa, barbecue facilities, and a securely gated car park.

Inside, you will be greeted with stunning wooden flooring, a spacious open-plan living and dining area that flows seamlessly from the kitchen and also out to a charmingly tiled balcony, offering alfresco-style comfort and lovely leafy views.

The kitchen features double sinks, tiled splashbacks, and modern stainless-steel appliances, including a range hood, gas cooktop, and under-bench oven. Here, you will also find, two generous sized bedrooms, each equipped with built-in wardrobes and a private ensuite off of the master bedroom as an added bonus.

Both bathrooms include showers, toilets, vanity basins with ample under-bench storage, while a cleverly concealed European-style laundry can be found behind double wooden sliding doors in the hallway, enhancing the practicality of the floor plan.

Situated in the heart of East Perth, this ultra-convenient location offers easy access to free CAT buses, an array of cafes, shops, restaurants, the WACA, and more. This is easy living at its finest!

Features include:

- Recently upgraded entertainer's balcony
- Quality-built complex with pool, spa, and BBQ facilities
- Open-plan living/dining/kitchen areas
- Quality stainless-steel kitchen appliances
- Balcony with alfresco-style cover
- Built-in wardrobes in both bedrooms
- Private master ensuite
- Toilets, showers, and vanity basins in both bathrooms
- European-style laundry
- Feature light fittings
- Split-system air-conditioning
- Secure gated car park with an allocated car bay
- Ticketed street parking for guests and visitors

Points of Interest (all distances approximate):

- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station

- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Located in the Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,532.00 pa.

Water Rates: \$1,093.73 pa.

Strata Admin: \$918.89 p/qtr

Strata Reserve: \$468.08 p/qtr

Total Area: 63sqm internal + balcony