

2/10 Eastbrook Terrace, East Perth, WA 6004

Apartment For Sale

Saturday, 29 June 2024



2/10 Eastbrook Terrace, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 64 m2

Type: Apartment



Zachary Johnson



Corina Johnson
0418911135

OFFERS FROM \$650K

Johnson Property Corporation are proud to present this stand out river front medical asset, strategically located in the heart of East Perth in East Side Cove overlooking Tea Tree Lagoon with 2 secure car bays. The Opportunity Suite 2 / 10 Eastbrook Terrace is a ground floor freehold strata office which is currently being utilised as medical consulting suites. The suite currently comprises of a kitchen/consulting room, office, bedroom, waiting/living area and a well fitted bathroom. The suite present in excellent condition, and is well-appointed with a contemporary high-quality fit-out - think a warm and welcoming aesthetic with timber herringbone floors, huge picture windows, bathroom featuring floor to ceiling mosaic walls and floors. Easily accessible via either the secure foyer area or directly off the Tea Tree Lagoon footpath, the suite is fully fitted currently with one consulting/treatment room, a separate office, bedroom (which could be another consulting suite if needed), waiting area and full bathroom. The Suite boasts: - • Total Strata Area (TSA) 92 square metres • Net lettable area (NLA) 64 square metres • Safe & secure building • Ground floor exposure • Two secure parking bays • Fully fitted and ready for occupation (as consulting suites or office) • Abundance of natural light with blackout blinds throughout • Surrounded by a diversity of local amenities including hotels, bars, restaurants, cafes etc. • Located adjacent to long standing East Perth Dental Clinic • Easy access to train and bus services including a CAT bus service (yellow route) • Sold with vacant possession. The property is centrally located within the epicentre of East Perth and enjoys excellent connections to all major transport routes. Major Location Highlights include:- 140m from Cat Bus stop (Stop ID16954)- 650m* from Claisebrook Train station- 1.5km* from Optus Stadium (access via Matagarup Bridge)- 1.9km* from Perth CBD- 650m* from Graham Farmer Freeway- 4km* from Kwinana Freeway- 4km* from Great Eastern Highway/Orrong Road- * approximate Please note that this property will require to undergo a 'Change of Use' Application should it be occupied as 'Residential'. The current zoning is flexible and will allow for 'Residential' or 'Commercial' uses subject to council approval. We recommend people make their own independent enquiries with the City of Perth. The property is being offered for sale to the market for the first time in 31 years, seeking offers from \$650,000 + plus GST. Inspections will strictly be via appointment only. For further information please contact either Zac Johnson on 0439 899 918 or Corina Johnson on 0418 911 135*STCA: Subject to Council Approval Disclaimer Johnson Property Corporation and the Vendors of the property give notice that: 1. All information given in relation to the property, whether contained in this document or given orally is given without responsibility and is not intended to form part of any contract. 2. Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by making their own inspections, searches, enquiries and taking their own advice or as is otherwise necessary. 3. No person in the employment of Johnson Property Corporation has the authority to make or give any representation or warranty in relation to the property.