

**21/38-42 Waterloo Crescent, East Perth, WA 6004**



**Apartment For Sale**

Saturday, 29 June 2024

21/38-42 Waterloo Crescent, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 45 m2**

**Type: Apartment**



Nick Tomkinson

**From \$285,000**

Right in the heart of East Perth you'll find this brilliant unit now available to purchase. Now is your chance to live inner city at an affordable price. "Waterloo Heights" is located a stones throw to the WACA, Gloucester Park and free transit buses into the CBD. Walking to the Swan River foreshore only takes a few minutes from this location. Features of this second-floor unit include a queen-sized bedroom with built in robes, curtains and easy to maintain flooring; leads to the ensuite bathroom including WC, vanity and shower. The living area has its own balcony with Western aspect for a glimpse of the city skyline. A neat kitchen with gas cooktop plus lots of overhead and under-bench cupboards is located off the living area. There is a single car bay for the unit behind security gates for your use and the complex has a laundry room with washers and dryers. Currently leased until July 2024 at \$295 p/w, this property is ideal for an investor or a first home buyer. Council rates approx: \$1,270 / year Water rates approx: \$790 / year Strata fees approx: \$1,051 / quarter Stop by our office on the Burswood Peninsula at 26 The Circus or call Nick Tomkinson on 0413 828 007 to book a viewing or attend the next home open.