

50/22 Nile Street, East Perth, WA, 6004



Apartment For Sale

Friday, 16 August 2024

50/22 Nile Street, East Perth, WA, 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Time to Move!

Enjoy life's simple pleasures from within the walls of this contemporary 2 bedroom 2 bathroom apartment that is the perfect pad for those who value security and is situated in an established resort-style complex opposite the famous Gloucester Park and so close to everyday amenities.

Embrace a relaxed lifestyle that also allows you to base yourself within metres of the stunning Victoria Gardens parklands and the spectacular Matagarup Bridge - the latter taking you on a mesmerizing journey over the Swan River, past our world-class Optus Stadium and towards Burswood's popular Crown Towers and entertainment precinct. Residents are also blessed with exclusive use of a common outdoor swimming pool and bubbling spa, whilst there are also barbecue facilities on-site, as well as a securely-gated carpark for good measure.

Inside, a tiled open-plan living and dining area beyond the kitchen flows out to a delightful balcony that is also tiled, offers some alfresco-style cover and protection to the side and benefits from a splendid leafy outlook across to the nearby WACA Ground's light towers. The kitchen itself plays host to double sinks, subway-tile splashbacks and modern stainless-steel range-hood, gas-cooktop and under-bench-oven appliances.

The tiled flooring continues into the bedrooms, both boasting built-in wardrobes. Additionally, both bathrooms are made up of showers, toilets and vanity basins with decent under-bench cupboard storage, inclusive of a private ensuite off the master. A European-style laundry completes the practical floor plan, cleverly hidden behind double sliding doors.

Stroll to complimentary CAT buses, an array of cafes, shops and restaurants, the WACA and so much more from this super-convenient East Perth locale. Easy living beckons!

Features Include:

- Quality-built complex with a pool, spa and BBQ facilities
- Open-plan living/dining area with split-system air-conditioning
- Stainless-steel kitchen appliances
- Large entertainer's balcony
- Built-in robes to both bedrooms
- Private master-ensuite bathroom
- Toilets, showers and vanity basins in both bathrooms
- European-style laundry
- Classic-style light/electrical switches
- Feature ceiling cornices
- Skirting boards
- Gated carpark area - with a single car bay allocated to the apartment
- Ticketed street-parking bays for your guests and visitors to utilise

Points of Interest (all distance 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

- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates: \$1,390.65 p.a.
- Water Rates: \$1,107.96 p.a.
- Strata Admin: \$880.61 p/qtr
- Strata Reserve: \$448.57 p/qtr
- Total Area: 63sqm internal + balcony