

**55/33 Newcastle Street, Perth, WA 6000**



**Apartment For Sale**

Wednesday, 24 April 2024

55/33 Newcastle Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



Terry Lu

0410213027

## UNDER OFFER BY TERRY LU

- SPACIOUS LIVING & MASSIVE OUTDOOR AREA- CORNER POSITION, ONLY ONE COMMON WALL- SUSTAINABLE & ENERGY EFFICIENT DESIGN- POTENTIAL RENT: WEEKLY \$800 - \$850 Welcome to "Edge", an award-winning, contemporary & sustainable development which merges smarter living with quality design. If your desire is to have everything in one place, look no further than Edge apartments. Just a short distance from one of Perth's most culturally diverse precincts and the Perth CBD, indulge yourself with the buzz and culinary delights of the city has to offer. Concept and design is integrated to provide your apartment with sustainable features to save you money. Solar powered (gas boosted) hot water system, energy efficient appliances make life easy! This modern 2 bedrooms 2 bathrooms apartment surely will impress the moment you step inside- perfect for the Investor, Downsizer, Professional Couple, or those with an astute sense of value!

**FEATURES:-** 2016 built, 6th floor in "Edge" boutique complex- Corner position, with only one common wall- A sought after floor plan with a spacious living area- Large South facing balcony with city and sunset views- High 2.7m ceilings and bamboo flooring throughout- Commercial grade windows and door frames- Modern kitchen features ample cupboard/stone benchtops space- Stainless steel appliances including dishwasher, electrical cooktop- Master bedroom with mirrored built in robes- Reverse cycle air conditioning for all year round comfort- NBN ready- Intelligent home initiative including lighting, music and television controlled by an App- Pet friendly complex- Solar PV systems help power the common property and reduce strata levies- Unique design allows for natural light and cross ventilation throughout the building- Resort facilities on 6th floor including residential lounge, BBQ, Gym & Pool- Close to supermarket & restaurants, easy access to freeway

**SIZES & OUTGOINGS:-** Internal 80sqm, Balconies 24sqm, Car Bay 13sqm Store 4sqm; Total 122sqm- Council: \$1,813 p/a, Water: \$1,295 p/a, Strata Levies: \$1,273 p/q (admin + reserve)

**LOCATIONS:-** 5 minute stroll to an array of cafes, restaurants, bars- 5 minute stroll to daily amenities including IGA supermarket, chemist, gym and more- Free Transit Zone in to CBD, bus stop at your doorstep.- 250m to Graham Farmer Freeway access for your daily commute- 750m to Beaufort Street cafe strip and shops- 1.6km to Perth CBD- 4km to Crown Resort and Entertainment complex

Please call Terry Lu on 0410 213 027 for more information and to book an inspection.

**DISCLAIMER:** All distances are approximate and provided by google maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates and subject to change without notice.