

30/378 Beaufort Street, Perth, WA 6000



House For Sale

Friday, 12 July 2024

30/378 Beaufort Street, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 94 m2

Type: House



Joe Cipriani
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Mid - High \$500,000's

Welcome to Civic Square Apartments, where unit 30 is located on the second floor of this amazing complex on Beaufort Street. This is a fabulous complex with 4 on this floor offering 2 bedrooms, 2 bathrooms plus study/ storeroom with 83m² of space plus balcony. The apartment has fantastic views to Birdwood Square Park and the Perth city skyline only a stone's throw to the iconic Mount Lawley café entertainment strip. Currently leased until March 2025 at \$500 per week, offering an opportunity to add to your investment portfolio or possibility to move in at the lease end. When you enter this private sanctuary, the open plan living area is spacious with a number layout options to suit your lifestyle, including the study which gives you the additional office/ living space which is always a bonus. This is a beautiful apartment which overlooks Beaufort Street offers a well-appointed kitchen featuring stone benches, optimal storage and equipped with a dishwasher. This is comfort with air conditioning to the living room and main bedroom and a European laundry cleverly tucked away. A well apportioned apartment with tons of light to the living area and both bedrooms with built in robes. Entertaining is premium here! Join your guests for drinks on the balcony and enjoy the city lights every evening. Plus, enjoy an amazing lifestyle along with an engaged community. Conveniently positioned on Beaufort Street! With a great choice of amenities, you are in walking distance to many entertainment venues and cafes with The Brisbane Hotel, HBF Park near by approximately 700m away. Just a walk to Mount Lawley, Highgate or Northbridge entertainment to explore your options. Commuting is a breeze with regular buses on Beaufort Street taking you to and from the city. An enjoyable way of living all at your doorstep! To avoid missing this outstanding opportunity, contact the selling agent Joe Cipriani on 0417 948 078 and present your best offer, you won't be disappointed.

Features: - Fabulous complex of 4 apartments on this floor - Spacious living area with views to the city- Entertaining balcony- 2 bedrooms 2 bathrooms plus study/ storeroom- Main bedroom with built ins and ensuite - Second bedroom with BIR- 83 sqm of living space - 2 x split air-conditioning - Gas cook top - Abundance of cupboard space and storage- Dishwasher - European laundry- Intercom to welcome guests- 1 secure car bay - Visitor parking (Beaufort St entrance) Space: 83m² plus 11m² balcony 1 Car Bay: 13m² Storeroom: 4m² Built: 2012 Property Particulars: Shire Rates: \$ 1,878.57 p/a Water Rates: \$1,325.15 p/a Strata Levy & Reserve: \$1,200p/qtr City of Vincent