

**38/1 Bourke St, North Perth, WA, 6006**



**Sold House**

Thursday, 22 August 2024

38/1 Bourke St, North Perth, WA, 6006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\*\*HOME OPEN CANCELLED... MULTIPLE OFFERS.. UNDER OFFER\*\***

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What an incredible lifestyle this stylish apartment offers. Not only are you within strolling distance of the Angove Street shopping and dining strip, but you're on the cusp of Leederville, Northbridge and Perth's CBD. You'll never have to compromise on space with this one-bedroom, one-bathroom corner apartment, with its sunny aspect adding to its spaciousness.

Not only is this location hard to beat, but this apartment has been designed for professionals, first-home buyers and couples who love entertaining as much as the convenience of low-maintenance living. Open-plan living and dining with a gourmet kitchen enhance the spacious balcony overlooking the courtyard and neighbourhood. Entertaining will be an absolute joy as there's plenty of room for a BBQ, dining and lounging.

Bright and contemporary décor, a separate laundry and split-system air-conditioning complete your easy living lifestyle. Situated in a modern and well-maintained complex, you have dedicated parking, although given how many amenities and bus routes you can reach on foot, you might not even need your car very often.

Not only do you have endless culinary options nearby, but you also have a range of activities on your doorstep such as walking trails at the Smiths Lake Reserve, world-class swimming amenities at the Beatty Park Leisure Centre and a range of sporting facilities at the Loftus Recreation Centre. University students will find this property equalling appealing given the direct bus route to Edith Cowan University.

This apartment is a no-brainer for investors and it will rent out in a flash in this highly desirable location. This won't remain on the market for long. So please don't hesitate to contact Prak Sangthong on 0402 149 626 to arrange a viewing today.

Property features:

- One-bedroom, one-bathroom apartment
- Open-plan living and dining leading out to a balcony
- Gourmet kitchen with stainless steel appliances including a dishwasher, oven and induction cooktop, overhead storage, tiled splashback and stone countertops
- Spacious primary bedroom with a mirrored built-in robe and floor-to-ceiling window
- Ensuite with dual vanities and a separate toilet
- Separate laundry with storage
- Split-system air-conditioning in the living area and primary bedroom
- Bright contemporary décor
- Tiled living areas, carpet in the bedroom
- Large balcony with a privacy screen, courtyard and neighbourhood views
- Modern and well-maintained apartment complex with dedicated parking

Location highlights:

- 100m to Smiths Lake Reserve
- 700m to the Angove Street shopping and dining strip
- 750m to Coles North Perth
- 750m to Beatty Park Leisure Centre
- 850m to Loftus Recreation Centre
- 1.3km to Hyde Park
- 1.5km to Leederville
- 2.1km to Northbridge
- 2.3km to Edith Cowan University
- 2.9km to Perth's CBD

Council rates: \$1,654.59 PA

Water rates: \$1,035.78 PA

Strata fees: \$583.20 PQ ( Admin fees \$481.95 + Sinking fees \$101.25)