

Unit 11, Lot 51 258-264 Newcastle Street, Perth, WA 

6000

## Apartment For Sale

Thursday, 7 December 2023

Unit 11, Lot 51 258-264 Newcastle Street, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Wayde Holtom

## From \$520,000

From the moment you enter you will be impressed... The real beauty of a Gem! Will not last long... Refurbishment Includes – New timber composite laminate flooring, hallway, dining, and informal areas. New carpets in bedrooms. Freshly Painted. Equally suited to an astute investor or owner/occupier buyer. Relaxed and comfortable living lifestyle in one of the most sought-after strata complexes and locations. Amongst the residential area on the border of Northbridge & Perth – corner Newcastle Street and Lake Street. The building itself is unlike the usual common lean too concrete panel concept. This building is of the higher quality double brick cavity wall concept offering ultimate acoustics contributed by also its wide foyers. Enjoy taking the free CAT bus in and around the CBD or a stroll into the entertainment/eatery/cultural precinct of Northbridge. The State Library, Museum, State Theatre and Art Gallery. Then continue to meander into the CBD with its expansive shopping facilities – department stores and boutiques, and fashionable licensed venues and roof top bar/s and more eateries within the city. Perhaps take in a movie at the City's top cinema complex. Alternately, simply enjoy the Asian/Asian flavors cuisine within the vicinity of your unit at about three hundred meters away. On those sunny balmy days enjoy a lazy time in the lovely park that is but 150 meters away from your unit, or a quick café just across the Street, perhaps you choose is the French Patisserie for that special tantalizing delight. This is all living on the perimeter of City CBD at its best! Although with the absence of street scape views being at rear of building – therefore offering complete privacy. The Unit has the following outstanding features... • Two bedrooms – both spacious with main bedroom extra spacious, sufficient for King Size bed and bedside tables and own balcony and spacious walk-in B.I.R. • Two bathrooms, three w/c's • Ducted reverse cycle air conditioning • Two balconies • New stylish timber floors • New carpets • Freshly painted throughout. • 1 x car bay & 1 x storeroom • Fitness Centre/Sauna & rest rooms located in Complex. • Security building with CCTV security. • Full under cover concrete ground floor parking and below ground car parking – CCTV protected. • Lower energy output in common areas with application of LED and sensor lighting throughout building to preserve energy costs – solar & MV charging being investigated. Building includes gym, sauna, outdoor exercise area & toilets/showers/changerooms. CURRENT STRATA LEVIES Administration Levy - \$695.55 p/quarter Reserve Levy - \$165.31 p/quarter Upcoming AGM details available on request. Internal Living Area - 104m<sup>2</sup> Total Lot Area - 136m<sup>2</sup> Vacant and ready to move into, or ready for high quality tenant in this exceptional rental return market. We welcome you to attend our advertised viewings. Please register your details to confirm attendance to [boss@bossrealestate.com.au](mailto:boss@bossrealestate.com.au) Thank you Wayde.