

**Unit 41/262 Lord Street, Perth, WA 6000**

**b** **buymyplace**

**Apartment For Sale**

Wednesday, 3 January 2024

Unit 41/262 Lord Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



buymy place  
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## Offers over \$349,000

Phone Enquiry ID: 226373 With commanding views of Lord Street, HBF park, and only a stone's throw from the Perth CBD, this immaculately maintained 1 x 1 apartment offers the owner-occupier, or savvy investor, complete peace of mind. Nestled on the top floor of the highly sought after Ecco apartment complex, this well presented apartment's north-facing aspect means you will be delighted with the tonnes of natural light that flood in throughout the day through the floor-to-ceiling glass windows. Stepping in, you will find a welcoming home with tall ceilings, and a well equipped kitchen, with inbuilt water filter and an abundance of cabinetry for storage. The adjoining living area is cosy, with plenty of space to relax. The large balcony area not only provides the views but an excellent space to sit, entertain, or relax as the sun goes down. Stepping through into the master suite, you will find a generously sized bedroom, big enough for a king sized bed, and a built in robe, alongside a small storage cupboard and NBN access. The bathroom features a large shower, laundry, built in dryer, built in vanity and cabinetry galore. Two sets of reverse cycle aircon in both the lounge and bedroom ensure you will be kept cool throughout the summer months, while you will be able to enjoy a dip in the pool if you need to cool off further. The apartment has been thoughtfully designed: each room features network connectivity at the wall, built in NBN (connection required) and is highly finished and appointed. The soundproofing in the building is excellent. Each floor is security coded to the resident, and the building features 24/7 CCTV for complete peace of mind. Holiday, rent or simply lock up and leave, without any worries. Your new apartment boasts an exclusive dedicated secure parking space in the complex, alongside secure parking for visitors. There is also a generously sized dedicated storeroom. The Ecco complex boasts unparalleled features including a well-equipped gymnasium, sauna, pool, and resident's lounge. Walking distance from the Beaufort street cafe strip in Mount Lawley, Ecco apartments are ideally located. Even closer to home, enjoy the up-and-coming cafe and restaurant scene right on your doorstep, with locals Teeter Bakery, Ischia Restaurant and Sayer's Little Brother, all within 250m of your apartment. Take the 10 minute walk down to the river and head for the delights of Claisebrook Cove, or cross the bridge to Optus on foot for match day, no Uber required. Free travel is available from the FTZ bus stop directly outside the building to all destinations in Perth CBD. An 8 minute walk to both Claisebrook and East Perth train stations means you need never use the car. This apartment is sure to sell quickly, so contact [41.262.lordstreetperth@gmail.com](mailto:41.262.lordstreetperth@gmail.com) to arrange an inspection today. Indicative Rates Water - \$180 (approx.) Shire - \$1,400 pa (approx.) Strata - \$1,532.30 pq

**Property Details**  
**Title:** Lot 41 On Strata Plan 62127 together with a share in any common property as set out on the strata.  
**Disclaimer** The above information contains indicative representations only, and its accuracy is not guaranteed. The buyer must perform their own due diligence on the property and rates prior to purchase.