

# 11/22 Eastbrook Terrace, East Perth, WA 6004

## Apartment For Sale

Monday, 6 January 2025

11/22 Eastbrook Terrace, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 128 m2

Type: Apartment



Brendon Habak



Tama MacFater

## Offers from \$699,000

Experience the perfect blend of comfort and convenience in this sun-filled, two-bedroom, two-bathroom apartment located in the heart of Claisebrook Cove. Situated in a boutique complex of just 13, this property offers an unparalleled riverside lifestyle with easy access to the Swan River, local restaurants, cafes, and shops. Its prime location places you within walking distance of the free CAT bus and Claisebrook Train Station, ensuring effortless connectivity to the city and beyond. The apartment features a spacious and well-appointed kitchen, complete with quality appliances, a dishwasher, and ample storage, catering to your culinary needs. Both bedrooms are generously sized, with the master boasting a walk-in wardrobe for added convenience. The light-filled open-plan living area flows onto a private balcony, offering a tranquil outlook over the water. Additional balconies off both bedrooms enhance the sense of space and connection to the outdoors. Comfort is ensured year-round with reverse-cycle ducted air conditioning throughout. The apartment also includes a separate internal laundry and plenty of cupboard space for storage. For added peace of mind, there is an undercover car bay within the secure complex. This property represents a rare opportunity to secure a home in one of East Perth's most sought-after locations. Whether you are looking for an idyllic lifestyle or a smart investment, this apartment ticks all the boxes.

Features and Rates (Estimated):- Internal: 96sqm | Balconies: 19sqm | Car: 13sqm | Total: 128sqm- Strata: \$1,551pq (Admin) + \$482pq (Reserve) | Council: \$2,061pa | Water: \$1,385pa- Securely leased for \$680 per week until 26/03/2025- Level 3- Orientation: East- Built: 2007- Zoning: Residential (Strata)- Council: City of Perth- Total Strata Lots In Complex: 13

Walking distance to fantastic amenities and attractions, including (Approximately):- Blackbird Restaurant and Claisebrook Bar right at your doorstep!- 150m to IGA Royal Street- 160m to closest free CAT bus stop- 250m to Toast Cafe- 400m to Victoria Gardens- 1m Matagarup Bridge- 1.3km to Langley Park- 1.5km to The Camfield and Optus Stadium- 2km to Hay Street Mall / Perth CBD

Contact Exclusive Selling Agent Brendon Habak on 0423 200 400 to arrange your inspection. Disclaimer: Buyers are required to rely on their own research and complete due diligence prior to purchasing. All rates, sizes and distances are estimated and subject to change at all times without notice.