

16/34 East Parade, East Perth, WA, 6004



Apartment For Sale

Tuesday, 26 November 2024

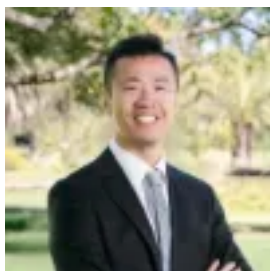
16/34 East Parade, East Perth, WA, 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Terry Lu

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Calling First Home Buyers, Investors, and Downsizers

- SPACIOUS INTERNAL LIVING AREA
- NORTH FACING BALCONY
- PET FRIENDLY, LOW STRATA FEES
- CLAISEBROOK COVE LIFESTYLE
- ESTIMATED RENT: \$620+ WEEKLY

Calling First Home Buyers, Investors, and Downsizers, it is your opportunity to secure this perfect one bedroom apartment in East Perth/Claisebrook, to enjoy the spacious open plan living area, a massive entertainer's balcony with stunning Perth city views!

The kitchen features plenty of cupboard space with soft closing cabinetry, stone bench-tops, and Bosch kitchen appliances (oven, cook-top and rangehood). While the private balcony has anti-slip tiles, offers low maintenance living, the perfect place to entertain, as well as plenty of space should you have a pet.

Featuring a lovely master bedroom with a spacious built in robe and access through to a large well-appointed bathroom/laundry combination. If you have been searching for a spacious and contemporary sanctuary located in the tranquil Claisebrook Cove area then don't miss out on this fantastic property.

FEATURES INCLUDE:

- 2018 built, 2nd floor "East Bank" Apartment
- Low strata fees: \$767 per quarter (admin + reserve)
- Actual 53sqm spacious open plan internal living areas
- One secure car bay and storeroom
- Bamboo flooring and 2.7m high ceilings throughout living
- Massive 17sqm North facing entertainer balcony, sunny & bright
- Industrial floor to ceiling acoustic glazing to sliding doors and windows
- Ducted zoned air-conditioning to living area & master bedroom
- European appliances including dishwasher, stone benchtops & soft close cabinetry
- Chrome fixtures and fittings, with combination washer/dryer included in laundry
- Secure keyless entry for convenience
- Energy efficient lighting, with master switch
- Boutique complex of just 70 apartments
- Pet friendly complex
- Separate water meter
- Sustainable design, solar panels, low strata fees
- BBQ area, resident's lounge, bicycle storage & electric car charging station

Council Rate: \$1838 p/a

Water Rate: \$1272 p/a

Strata Levies: \$767 p/q (admin + reserve)

If your desire is to have everything in one place, look no further than East Bank apartments, with the waterfront piazza, bars, restaurants and cafes just 500m from your front door.

Location features:

- * 5 minute stroll to an array of cafes, restaurants, bars
- * 5 minute stroll to daily amenities including IGA supermarket, chemist, gym & more
- * Free CAT bus into the CBD or 300m to Claisebrook Train Station, leave the car securely at home
- * 1km to walk to the new Matagarup footbridge to Perth Stadium for AFL, Cricket & international events

- * 1.6km to Perth CBD
- * 250m to Graham Farmer Freeway access for your daily commute
- * 2.2km to Beaufort Street cafe strip and shops
- * 2.5km to Crown Resort & Entertainment complex

East Bank has incorporated solar passive design and energy saving inclusions like solar power, energy efficient lighting and appliances, electric vehicle recharge station and bike racks.

*Currently it's leased periodically, vacant possession is possible at settlement, otherwise tenants are happy to renew lease.

Call Terry Lu today on 0410 213 027 for more information or to arrange a private inspection.

DISCLAIMER:

All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates.