

**6/44 York St, North Perth, WA, 6006**

ACTON

**belle**  
PROPERTY

## **Apartment For Sale**

Monday, 28 October 2024

6/44 York St, North Perth, WA, 6006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **Bright, Convenient, Welcoming.**

Discover the ease of urban living with this inviting one-bedroom apartment in the sought-after area of North Perth. Perfect for individuals or couples, this residence is ideally situated for those looking to balance city accessibility with the tranquility of a quiet neighborhood.

Enter into a sunlit open plan living and dining space, where natural light accentuates the clean lines and neutral palette, creating a warm and welcoming atmosphere. This area is flexible, catering to both relaxation and social gatherings, making it a comfortable space for everyday living. The kitchen is streamlined and functional, equipped with essential appliances and ample storage to meet your culinary needs efficiently.

The bedroom is a highlight of the apartment, bathed in natural light that brings a sense of calm and space. It includes built in wardrobes, optimising the area for ease of use and a clutter free environment. The bathroom, which doubles as a laundry area, is designed to maximise the available space through its practical layout, ensuring everyday tasks are seamless.

Step outside onto the quaint balcony, an ideal extension of the living area for enjoying the fresh Perth air and a bit of outdoor relaxation. The apartment also benefits from a dedicated car bay, adding an extra layer of convenience to this appealing package.

### Features:

- Bright open-plan living and dining area enhanced by natural light
- Functional kitchen with modern necessities
- Light filled bedroom with ample built in storage
- Efficiently designed bathroom and laundry space
- Private balcony for outdoor enjoyment
- Air conditioning throughout for comfort

### Location:

- Perth CBD - 3 km
- Hyde Park - 1 km
- North Perth Plaza - 500 meters
- Angove Street Cafe Strip - 600 meters
- Beatty Park Leisure Centre - 1.5 km
- Leederville Train Station - 1.8 km
- Charles Veryard Reserve - 1 km
- North Metropolitan TAFE - 2.5 km
- Rosemount Bowl - 1 km
- Loftus Recreation Centre - 1.7 km

Strata Fees : TBA'd

Council Rates: \$1,630.66 pa

Water Rates : \$930.17 pa

PLEASE NOTE THAT SOME OF THESE PHOTOGRAPHS HAVE BEEN VIRTUALLY EDITED FOR MARKETING PURPOSES.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.