

**70/193 Hay Street, East Perth, WA, 6004**

**Apartment For Sale**

Tuesday, 26 November 2024

70/193 Hay Street, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Alderney on Hay Apartment – Prime Residential and Investment Property

Approved use - Standard residential

Welcome to your new home on Hay!

This level 7 Alderney on Hay Apartment is a well maintained and owner-occupied property currently available for the lucky buyer to move in immediately.

Currently zoned for long-term residential there is an option to rezone to Short Stay for buyers interested to convert this to AirBnB, with immense potential for lucrative returns.

The brief? A neatly presented two-bedroom, one-bathroom apartment boasting 74 sqm of internal living space. The spacious open plan living/dining area features timber flooring, the well-equipped modern kitchen and 10 sqm south-facing balcony add to the appeal, providing comfort and functionality for the residents.

Positioned moments away from the vibrant heart of the city, residents and guests alike can enjoy easy access to a variety of cafes, restaurants, shopping, entertainment, and cultural activities, all within walking distance. Whether for short-term stays or a more extended occupancy, don't miss your chance to invest in this in-demand market and reap the rewards of a property with very high yield potential!

Features and Rates (Estimated):

- Internal: 74sqm | Balcony: 10sqm | Cars: 13sqm | Total: 97sqm
- Strata: \$1,399.85pq (Admin) + \$231pq (Reserve) + \$ \$700pq (Special Levy-Temporary) | Council: \$1,311.10pa | Water: \$897.90pa (FY23/24)
- Level 7
- Orientation: South-facing
- Built: 2000
- Council: City of Perth
- Total Strata Lots In Complex: 85
- Facilities: Indoor communal pool & gym
- Secure complex with CCTV, secure swipe card access & audio intercom security
- School Catchments: Highgate Primary and Bob Hawke College
- Closest Private Schools: Trinity Grammar and Mercedes College

Walking distance to fantastic amenities and attractions, including (Approximately):

- 1m to the closest cafe
- 20m to closest bus stop
- 250m to Queens Gardens
- 500m to Langley Park
- 900m to Claisebrook Cove cafes & restaurants
- 900m to Gloucester Park
- 1.3km to Mclver Tran Station
- 1.4km to Matagarup Bridge
- 1.5km to Hay Street Mall
- 1.8km to Elizabeth Quay

Viewing will impress. Contact Exclusive Selling Agent Allen Ang on 0403 286 492 to arrange your inspection.

Please note the photos above are not of the actual apartment but photos from a similar apartment in the building.

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.