

8/48 Wellington St, East Perth, WA, 6004

Apartment For Sale

Thursday, 28 November 2024

8/48 Wellington St, East Perth, WA, 6004

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tama MacFater

Renovated Ground-Floor Apartment With Huge Courtyard

Welcome to this beautifully modernised and well-maintained ground-floor apartment, a perfect blend of style and convenience. Boasting neutral decor, elegant finishes, and a massive wrap-around courtyard, this home is your private oasis in the heart of East Perth.

Step into the open-plan living and dining area, where natural light floods the space and sliding doors offer access to the expansive outdoor courtyard. The modern kitchen, designed with ample bench and storage space, overlooks the living area, creating an inviting and inclusive atmosphere. The standout feature of this apartment is its wrap-around courtyard, complete with a covered patio area. Rarely found in inner-city living, this outdoor space is perfect for entertaining, gardening, or simply enjoying the serenity of your own private sanctuary.

The master bedroom provides a peaceful retreat with direct access to the courtyard and a built-in wardrobe. A second generously sized bedroom also features built-in storage, ensuring practicality. The contemporary bathroom is finished with luxurious floor-to-ceiling tiling and includes a laundry nook. The home comes with a secure car bay and a storeroom, adding convenience and peace of mind.

Located in a boutique gated complex, this apartment offers unparalleled convenience. With the Red and Yellow CAT buses at your doorstep, the CBD, Swan River, East Perth Village, Optus Stadium, and the Crown precinct are all within easy reach.

Features and Rates (Estimated):

- Internal: 67sqm | Courtyard: 85sqm | Car: 13sqm | Store: 2sqm | Total: 167sqm
- Strata: \$825pq (Admin) + \$165pq (Reserve) | Council: \$1,858.00pa | Water: \$1,241pa
- Securely leased for \$700 per week until 25/10/2025
- LOW STRATA FEES
- Ground floor
- A/C in both bedrooms and living room
- Renovate kitchen and bathroom
- Low maintenance stylish tiles throughout
- Orientation: North facing
- Built: 1995
- Zoning: Residential (Strata)
- Council: City of Perth
- Total Strata Lots In Complex: 30
- 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):

- 55m to closest café
- 90m to closest free CAT bus stop
- 800m to Langley Park
- 800m to IGA East Perth
- 1.3km to Matagarup Bridge
- 1.7km to Hay Street Mall / Perth CBD
- 2km to Stadium
- 2.1km to Elizabeth Quay

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.