

32/121 Hill Street, East Perth, WA 6004



Unit For Sale

Friday, 10 January 2025

32/121 Hill Street, East Perth, WA 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Unit



Stephanie Briers
0893494655

Offers from \$379,000

Invest or Nest in East Perth! Located in the heart of Perth's CBD, this stylish apartment offers unbeatable convenience and exceptional value. Whether you're walking to the Swan River, hopping on the FREE CAT bus to Kings Park, or enjoying the vibrant nightlife nearby, everything is just a stone's throw away. Ideal for professionals, investors, or FIFO workers, with Perth Airport only 20 minutes away! This well-maintained 2009 built, 2nd floor apartment oozes easy living, featuring a spacious, open-plan design with neutral palette and modern finishes. Enjoy a large west-facing balcony perfect for sunset views, a queen-sized master bedroom, modern kitchen with electric appliances, and ample storage. Secure building access, underground parking, and a lockable storeroom add to the appeal and just a few steps away from Wellington Square Park. Features you will adore include –

- 2009-built, 2nd-floor secure apartment
- 74sqm total area, including balcony, car bay, and storeroom
- 48sqm internal living space
- West-facing balcony for afternoon sunsets
- Queen-size master bedroom with built-in double wardrobe
- Modern electric kitchen with 4 burner stove, oven, and timber flooring
- Air conditioning and audio intercom
- Secure building access and underground parking for 1 car
- Lockable storeroom (3m²) for bikes & extra storage
- Separate bathroom with shower, vanity, and WC
- Integrated laundry facilities in bathroom
- Close to Swan River, Elizabeth Quay, and Hay St Mall
- Low maintenance, ideal lock & leave
- Invest with a great rental return

Excellent tenants currently in place with a fixed lease at \$500 per week until 18th January 2025 which will then roll to periodic. Contact Stephanie for more information. Rates (approx.):

- Council: \$1,561.40 PA
- Water: \$1,116.42 PA
- Strata: \$1,065.40 per qtr

Location Highlights:

- 900m to Swan River & Elizabeth Quay
- 1km to Hay St Mall (shops & Woolworths)
- 500m to St Georges Terrace
- 2km to Perth Train Station & Bus Station
- 2km to RAC Arena & His Majesty's Theatre
- 4km to Kings Park
- Easy access to Freeways (North & South)

**Photos shown are not current due to tenancy in place. A viewing is encouraged
**Property ID: 1350256