

25/1331 Hay Street, West Perth, WA 6005



Apartment For Sale

Saturday, 17 February 2024

25/1331 Hay Street, West Perth, WA 6005

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Apartment



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From HIGH \$700K

Everything from our bright city lights at night, the whole of Subiaco and the treetops in between are captured from high up on the sixth - and top - floor of a secure and modern Hay Street complex where this impressive 2 bedroom 2 bathroom apartment lies in the sought-after West end of town. A spacious open-plan kitchen, dining and living area is not only warmed by solid timber floorboards, but also seamlessly extends outdoors to a massive 90sqm (approx.) of wraparound alfresco balcony where leafy inland views towards the coast meet both northerly and southerly aspects and even the pleasant surprise of glimpses of our Perth CBD as a hidden bonus. The prospect of magical sunsets through the windows will leave you in absolute awe from the kitchen, as will its sparkling stone bench tops, breakfast bar for casual meals, feature subway-tile splashbacks, dishwasher, fridge, integrated range hood, Westinghouse ceramic cooktop, Westinghouse double ovens, integrated microwave of the same brand and a dishwasher recess. The larger master-bedroom suite is carpeted for complete comfort, boasts a fitted walk-in wardrobe, enjoys access out to the rear southern part of the giant balcony (with city views and a 180-degree valley and Subiaco aspect) and is graced by the privacy of a quality ensuite bathroom, comprising of a bubbling corner spa that is generous in its proportions, a shower, twin "his and hers" vanities and a separate toilet. Completing this wonderful package are two allocated tandem parking bays downstairs in the basement, as well as a secure lock-up storeroom with a light - all accessible via a remote-controlled access gate. Those seeking something a little more "low-maintenance" whilst wanting to be close to all amenities and far enough away from the hustle and bustle at the same time will enjoy living in this impressive inner-city pad that is just a short walk to cafes, shopping and boutiques along Hay Street in both West Perth and Subiaco, restaurants, transport and so much more. What a location, what a lifestyle, what an opportunity! Other features include, but are not limited to;

- Gated access into the 26-apartment complex via an audio-intercom system
- Access from the living area, to the second western balcony area for more sitting and entertaining room
- The living area also wraps around to the main part of the alfresco balcony, where the amazing views extend to 270-degrees in total
- Quality double blinds in the living area
- Spacious and carpeted 2nd bedroom off the entry - with full-height mirrored built-in robes and a pleasant tree-lined outlook to wake up to
- Combined main bathroom/laundry with a shower, toilet, powder vanity, wash trough and built-in storage
- Feature skirting boards
- Ducted air-conditioning
- Feature down lighting
- Quality modern blind fittings throughout
- NBN internet connectivity
- Electric hot-water system
- Complex CCTV security cameras
- Secure lift access up and down to/from Level 6
- Off-road parking options for guests and visitors on Hay Street
- Currently tenanted \$850.00 per week
- 950m (approx.) to City West Train Station
- 1.1km (approx.) to the Gordon Street Garage and outlet shopping at Watertown
- 1.6km (approx.) to Kings Park's gorgeous walking and cycling trails
- 1.7km (approx.) to the Hay Street and Murray Street shopping malls in the city
- 1.8m (approx.) to RAC (Perth) Arena - home to international performances and sporting events
- 2.0km (approx.) to Perth CBD
- Close to the freeway
- Minutes away from the amazing Crown Entertainment Complex and new Optus Stadium at the east end of town

Water Rates: \$1,851.45 pa
Council Rates: \$1,315.32 pa
Strata Fees: \$2,910.60 pq
Rent: \$850pw (Negotiable vacate date)
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