



**26, 250 Beaufort Street, Perth**



## WALK EVERYWHERE! – ABUNDANT BEAUFORT ST LIFESTYLE

Embrace inner-city living right in the beating heart of Perth City's fringe in this perfect lock-and-leave, one-bedroom, one-bathroom apartment. An ideal abode for the city office worker seeking convenience and choice of lifestyle amenities, or an investor looking for sensational returns within a central location, this apartment offers a fabulous opportunity in a location hard to beat.

Stroll to Beaufort St cafe and restaurant precinct, Woolworths Highgate, Hyde Park, Ellington Jazz Club, Brika restaurant, Source Foods café and your local go-to- Tom's Providore and Wine Bar right across the street. Secure in the private Beaufort Central Complex, enjoy resort-style facilities with two swimming pools, spa, gym, sauna and BBQ alfresco area and you couldn't be better positioned to relish the spoils of a convenient and abundant lifestyle with everything right at home!

Inside is an open-plan kitchen/living area that flows out onto an undercover balcony with street views, sliding doors providing plenty of natural light and air. This is a great space to sit and watch the world go by, enjoy your morning coffee or evening sundowner with a meal looking out over the city skyline, or simply, a private space to relax on weekends.

The living area is of a good size, with the kitchen providing plenty of modern conveniences, including ample cupboards, stainless steel appliances and

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<b>Price</b>	SOLD for \$361,111
<b>Property Type</b>	Residential
<b>Property ID</b>	30334
<b>Land Area</b>	79 m2
<b>Floor Area</b>	52 m2

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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pantry while the bedroom is comfortable with carpet, sliding mirrored built-in robes with plenty of natural light. A laundry features tumble dryer and a parking is a breeze with your own dedicated, underground, secure parking bay.

Just minutes to Perth CBD and everything in between, there is hardly any need for a car for day-to-day living in this secure and private apartment. Take advantage of a stunning lap pool, leisure pool and spa with sun loungers within lush gardens, or in the cooler months, warm up in the sauna. There is no gym membership required either with access to a fully equipped gym and with so many bars, restaurants, cafes, shops, leafy inner-city parks, and The Ellington's live music scene right on your doorstep, this has to be the ultimate urban lifestyle.

For expressions of interest, please contact Jonathon Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or call 0438 909 480.

Features include:

Open-plan living/kitchen

Living area, carpeted with spilt system a/c, opens to an undercover balcony

Bedroom features mirrored sliding doors

Modern kitchen with ample cupboards, stainless steel appliances, double sink

Bathroom with glass shower screen

Laundry with mounted tumble dryer

Linen press

Resort-style pools – leisure pool/ lap pool, spa, lounge chairs, and gardens with lawn area

Fully equipped gym

Outdoor BBQ/alfresco dining area

Gated carpark with private single parking spot

Split system, reverse cycle air-conditioning in living area

Location (approx. distances):

Tom's Providore & Wine 110m

Ellington Jazz Club 200m

Source Foods 350m

Brika Restaurant 600m

Woolworths Highgate 800m

Perth CBD 800m

HBF Park 850m

The Beaufort Hotel 1.6km

Hyde Park 1.4km

Claisebrook Train Station 1.4km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*