

Sold

1, 59 Wellington Street, East Perth



## Charming Inner-City Gem

Discover an exceptional opportunity for both discerning investors and first-time homebuyers seeking a vibrant city lifestyle! Located in the heart of East Perth, this cozy 2-bedroom, 1 bathroom apartment at Whitehall Mews offers thoughtfully designed floor plan, perfect for young couples or those looking to start their homeownership journey without sacrificing convenience and space.

The highlight is entirely on convenient inner-city living, and this charming ground floor unit offers 64 sqm of living space. It features a semi open-concept design encompassing the lounge with a cute curve separation wall to the dining area and kitchen. The kitchen is simple yet functional. The bathroom/laundry has recently been renovated as well as the separate WC. Come home and enjoy your private little courtyard and turn this space into your garden oasis.

Currently rented on a periodic lease at \$650 per week, this apartment offers a blend of immediate rental income and long-term investment potential.

### The Lifestyle:

Nestled in a highly sought-after pocket of East Perth, this property offers all the perks of city living without the chaos. Enjoy the convenience of the Free CAT bus, dedicated parking, and easy access to the Graham Farmer Freeway. This location is a dream for commuters, bikers, and joggers with nearby Claisebrook Cove, Swan River, and a variety of shopping, dining, and entertainment options just steps away.

2 1 1 68 m2

<b>Price</b>	SOLD for \$446,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30925
<b>Land Area</b>	68 m2
<b>Floor Area</b>	64 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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**XCEED**   
REAL ESTATE

Exciting future developments, including the ECU City Campus and the \$155 million WACA redevelopment, promise a dynamic lifestyle for years to come, with amenities like a 50m outdoor pool, indoor pools, fitness facilities, an all-abilities playground, and much more.

The Opportunity:

- Integrated bathroom and laundry, newly renovated
- Separate WC, newly renovated
- Two bedrooms with BIR in the main bedroom
- Spacious semi open-plan living and dining
- Island breakfast bar for casual meals
- Fully carpeted bedrooms
- One dedicate car bay with plenty of visitors parking
- Low strata fees
- Currently on a periodic rental at \$650 per week

Location (approx. distances):

20m to Free CAT bus stop

400m to Wellington Square

800m to Queens Gardens

800m to Langley Park

850m Claisebrook Cove

950m to Perth Royal Hospital

1.1km to the WACA

1.3km to Gloucester Park

1.4km to CBD shopping and dining on Hay Street

2km Yagan Square

2.1km Elizabeth Quay

2.3km to RAC Arena

3.4km to Optus Stadium

Contact Janet Yeap from Xceed Real Estate on 0452 018 118 to arrange a viewing today!

\*\*\*We also have Unit 11 available in the complex, via private viewing only\*\*\*

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

*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.*