



2/326 Hay Street, Perth



## Top Floor Apartment

One of only three residential apartments in the building!  
After business hours and on weekends it is so quiet, "You could hear a pin drop".

Centrally located opposite the Perth Mint it is a mere stroll to the Central Business District, law courts, River and Hospitals etc, etc .

For living/entertaining, there are numerous bars/restaurants for you to select from. The East Perth redevelopment, Optus Oval and Burswood Casino Complex are not far away.

With a total living area of 145 square meters, its current layout is a living area (15.5m x 5.0m), bedroom (walk in robe) ensuite bathroom/laundry, fully equipped kitchen and even a private open courtyard.

However, the living area is so large that it could easily be changed to accommodate another two bedrooms whilst still retaining a living area if desired.

Air conditioned, elevator, City Views and car park security.

### Rates

City of Perth \$2603.10 PA

Water \$1612.00 PA

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### Price

Best Offer Over  
\$450,000

### Property Type

Residential

**Property ID** 31244

### Agent Details

Max Comben - 0419 955 665

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Strata \$1568.00 PQ

Title Particulars

Lot 2 Strata Plan 8832

Volume 1582 Folio 322

For more information or to book a private inspection call Max Comben on  
0419 955 665.

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