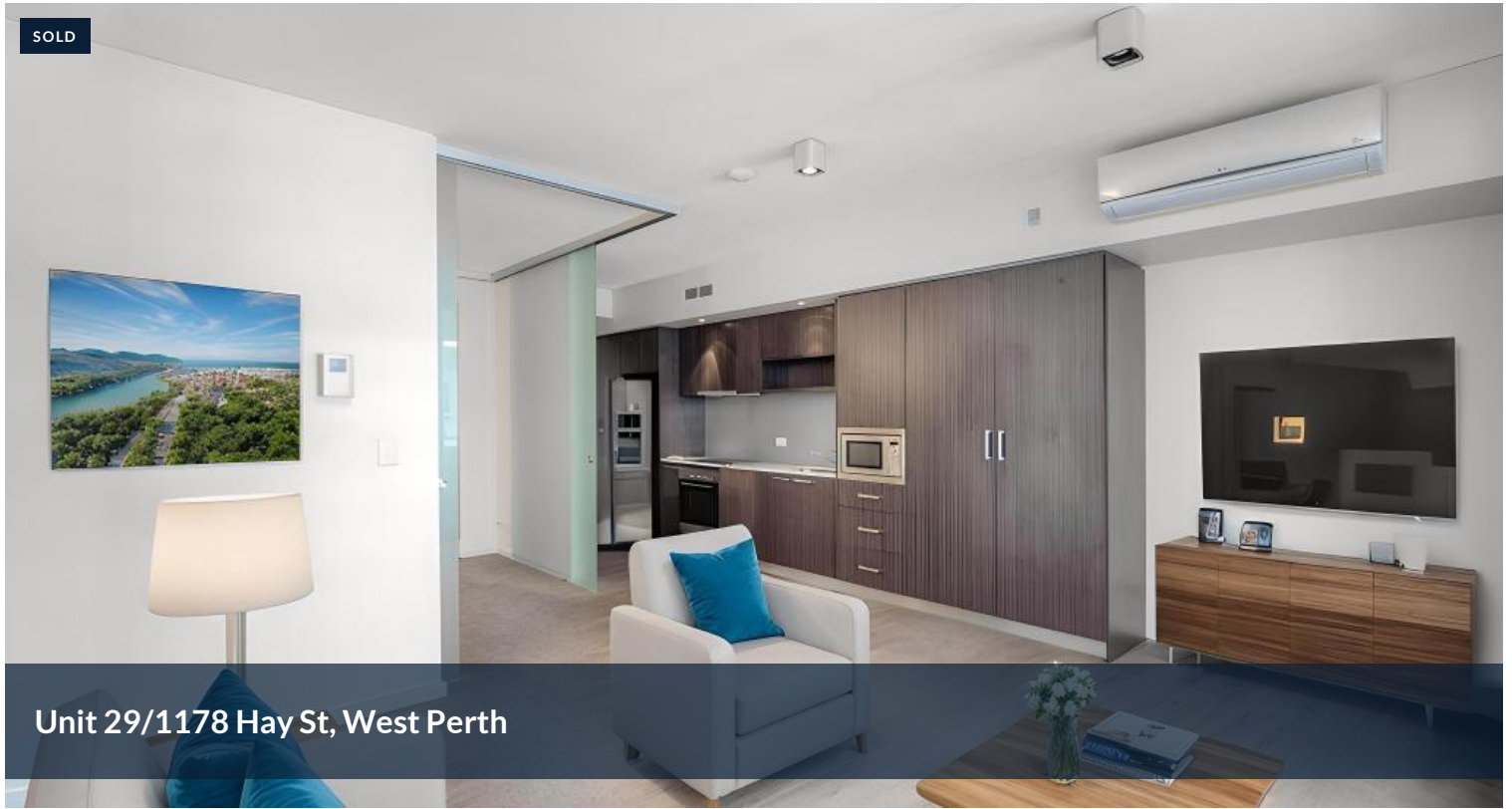


SOLD



Unit 29/1178 Hay St, West Perth



Stylish Inner City Living in the Heart of West Perth @ Eleven78

Discover the perfect blend of style, comfort and convenience in this beautifully presented 1 bedroom apartment within the tightly held Eleven78 development. Positioned in the very heart of West Perth, this light filled residence offers a relaxed, low maintenance lifestyle just moments from cafés, shops, public transport and the iconic open spaces of Kings Park.

Designed with both owner-occupiers and investors in mind, the apartment features a free flowing open plan layout complemented by quality finishes throughout. The modern kitchen seamlessly connects with the living and dining area, opening onto a generous balcony with a quiet outlook, the perfect place to enjoy your morning coffee or unwind in the evening away from the bustle of Hay Street.

 1  1  1  68 m²

Price SOLD for
\$555,000

Property Type Residential

Property ID 276

Land Area 68 m²

Agent Details

Lee Tamblin - 0466 250 944
Mitchell Tamblin - 0466 250 944

Office Details

One Percent Realty WA
1003/162 Canna Drive
Canning Vale, WA, 6155
Australia

Residents of Eleven78 enjoy access to premium amenities including a fully equipped gym, secure intercom entry and undercover parking, while the free CAT bus at your doorstep provides effortless access to the CBD, Subiaco and Leederville. Whether you are seeking a smart investment or a future city base, this apartment represents outstanding value in a blue chip, inner city location.

Please note: The property is currently tenanted until 27 April 2026 at \$650 per week, making it an ideal set and forget investment with immediate income of around 6% gross.

Disclaimer: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home

Features include

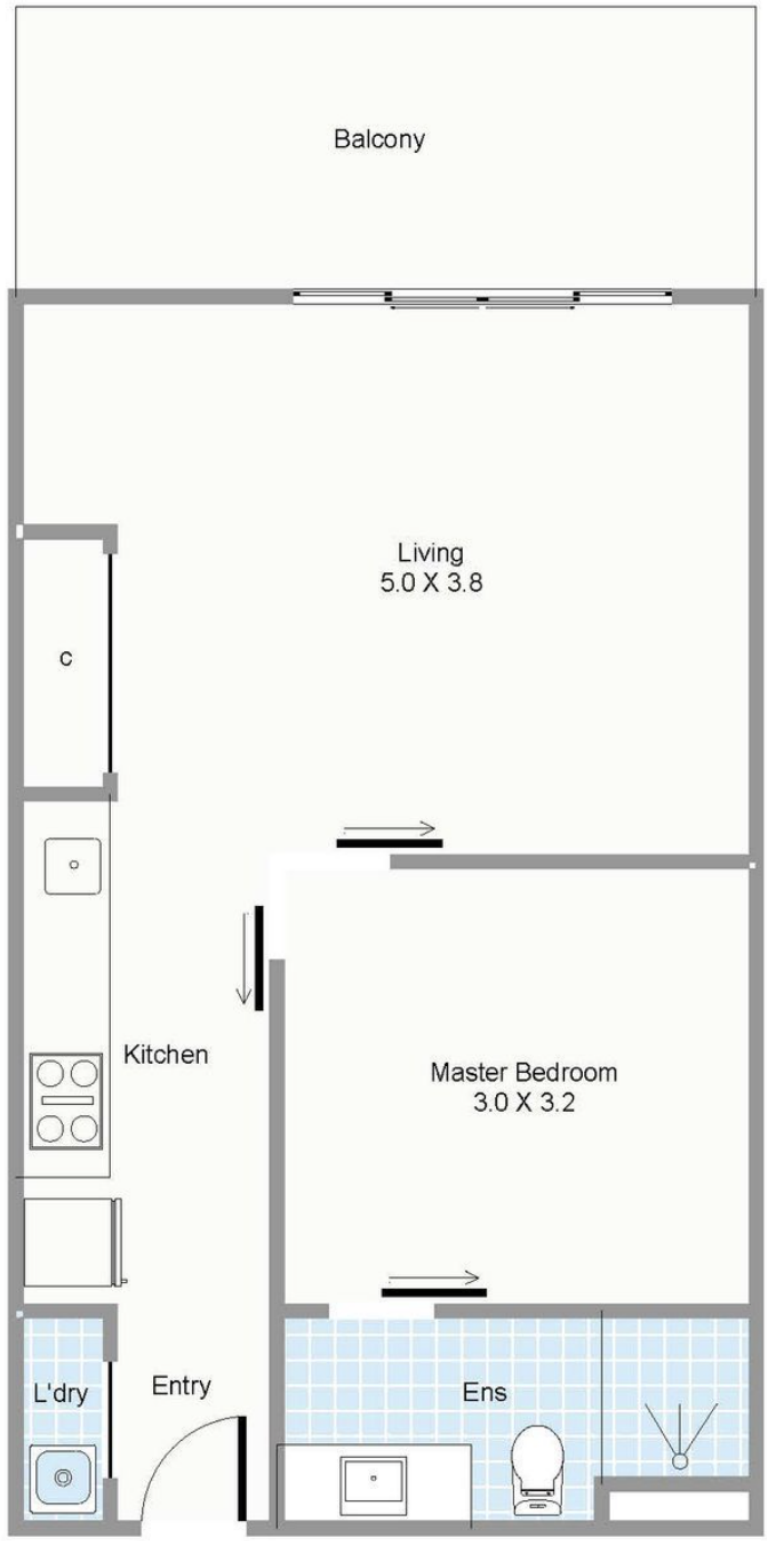
- * Sought after Eleven78 apartment complex in central West Perth
- * Light filled open-plan living, dining and kitchen area
- * Modern kitchen with stone benchtops, Bosch stainless steel appliances, glass splashback, dishwasher, microwave and excellent storage
- * Spacious bedroom with built-in storage
- * Contemporary bathroom with quality fixtures and finishes
- * Reverse cycle air conditioning for year round comfort
- * Generous west facing balcony with a quiet outlook
- * European style fold out laundry with washing machine and dryer
- * Secure intercom access
- * Secure undercover car bay plus separate storeroom
- * Fully equipped gymnasium within the complex
- * Free CAT bus at your doorstep, CBD minutes away
- * Walking distance to cafés, shops, Kings Park, Subiaco and Leederville
- * Strong rental return with excellent depreciation benefits
- * Internal: 41sqm

- * Balcony: 11sqm
- * Car Bay: 14sqm
- * Store: 2sqm
- * Total Area: 68sqm
- * Built: 2012

Financials

- * Council \$1,738 pa
- * Water \$1,176 pa
- * Strata \$542.45 pq
- * Rent of \$650 per week until 27th April 2026 (Excellent Rent Return of around 6% gross)

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.



Approximate Areas

Residence:	41m ²
Balcony:	11m ²
Total Area:	52m ²

All measurements are estimates
 All dimensions are in metres.
 Plans are for demonstration only.
www.cribcreative.com.au

