



7/69 Milligan Street, Perth



Who Needs A Car?

A superb inner city opportunity positioned right in the heart of the action, benefiting from the exciting transformation of the Perth City Link precinct.

Set within the sought after "Code" Apartments, this well proportioned 2 bedroom, 2 bathroom residence offers 77sqm of internal living plus a generous 16sqm covered balcony with a vibrant north-facing outlook across the city.

Designed for easy, low maintenance living, the open plan lounge and dining area flows seamlessly to the balcony, creating a bright and welcoming space ideal for both owner occupiers and investors.

The modern kitchen is well appointed with stone bench tops, electric cooktop, dishwasher and quality cabinetry, perfectly

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Price Mid
\$700,000s

Property Type Residential

Property ID 288

Land Area 115 m2

Floor Area 77 m2

Agent Details

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Office Details

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Canning Vale, WA, 6155
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suited to contemporary apartment living.

Both bedrooms are positioned on opposite sides of the apartment for privacy, each with direct access to their own bathroom, an ideal layout for professional sharers or strong long term rental appeal, with an estimated return of approximately \$830-\$850 per week.

Additional features include the large balcony for entertaining, secure parking and a separate storeroom.

Residents enjoy access to excellent on site facilities including a swimming pool, fully equipped gym, sauna, games room and BBQ area. With the vibrant Perth City Link precinct at your doorstep, you can walk to cafes, restaurants, boutique shopping, entertainment venues and the Perth CBD – you truly do not need a car.

Directly opposite the newly opened Edith Cowan University City Campus, this rapidly evolving lifestyle and education hub continues to strengthen rental demand and long term growth prospects, making this an outstanding buying opportunity in one of Perth's most dynamic precincts.

Please note: Photos were taken a couple of years ago but accurately depict the internal condition of the home. The images have been staged with virtual furniture to show buyers how the property could look but do not represent the current furniture inside the apartment.

Features include

- * 2nd floor
- * 77sqm of internal living
- * 22sqm covered north facing balcony
- * High ceilings creating feeling of space

- * Open plan kitchen, lounge and dining flowing to balcony
- * Modern kitchen with stone benchtops and plenty of storage
- * Electric cooktop and dishwasher
- * Split system reverse cycle air conditioning
- * Bedrooms positioned on opposite sides for privacy
- * Master bedroom with full ensuite and ceiling fan
- * Good size minor bedroom with ceiling fan and easy access to main bathroom
- * Combined main bathroom & laundry
- * Secure car bay
- * Separate storeroom
- * Resort style facilities including pool, gym, sauna, games room & BBQ entertaining area
- * Estimated rental return approx. \$800 per week
- * Internal: 77sqm | Balcony: 22sqm | Car: 13sqm | Store: 3sqm | Total: 115sqm
- * Orientation: North
- * Built: 2009

Location

- * 50m to RAC Arena
- * 150 m to Bus stop (Red Cat)
- * 550m the His Majesty's Theatre
- * 650m to Perth Underground train station
- * 650m to Gordon Street Garage
- * 950m to Hay Street Mal
- * 1.2km to Elizabeth Quay
- * 1.5km to Kings Park

Financials

- * Council: \$1,909.80 pa
- * Water: \$1,303.83 pa
- * Strata: \$1,065.96 per qtr (\$925.68 admin & \$140.28 reserve)
- * Potential Rent: \$830 - \$850 per week

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