

Sold

53, 99 Palmerston Street, Perth



Style and Sophistication in Elite Locale

*Floor plan mirror image and pictures of similar unit.

Located inside the award-winning Bottleyard complex, this bespoke apartment is truly special as it is only one of two with a large private, north-facing terrace and the only one-bedroom apartment with a walk-in robe and additional storeroom.

Located on one of Perth's most historic streets, The Bottleyard has an incredibly stylish facade made up of recycled and historic materials. On Palmerston Street you're welcomed into the complex via 3 conveniently located recycled timber archways, entering through the secured north gate you're a stone's throw away from your front door with this ground floor apartment.

Modern design paired with a stylish interior fit-out and spacious dimensions define this truly unique inner-city residence. As you enter the apartment your eye is drawn through the generous internal space and through to your private terrace via the floor-to-ceiling windows.

This apartment and terrace are flooded with natural light from the north-facing positioning of this home. An open-plan living and dining area is adorned with genuine timber flooring, high ceilings, and a stylish kitchen.

A generous, light-filled bedroom with a walk-in robe offering full-height windows with an outlook to your private terrace, while two cleverly appointed

 1  1  1  79 m2

Price SOLD for \$370,000

Property Type Residential

Property ID 67

Land Area 79 m2

Agent Details

Kim Turner - 0423 089 439

Office Details

Kim Turner Real Estate
0423 089 439

office nooks provide sought-after working from home flexibility. A large bathroom incorporates the laundry and showcases designer cabinetry and stylish tapware.

Two split system air conditioners (able to be controlled via smart devices)
Smart led lighting
Stone benchtops in the kitchen and laundry
Stainless Steel Bosch appliances
Buster and Punch light fittings in the bedroom
Intercom system
Secure underground car parking
A dedicated 2kW solar panel
Walking distance to Northbridge (8 minutes) and the CBD (15 minutes)
Total strata area of 100sqm

Unit 53 at The Bottleyard offers the new owner an urban oasis for a lifestyle of peak convenience whilst investors can secure an easy-to-rent investment in a fully occupied building with excellent prospects for capital growth.

More about The Bottleyard Complex:

Award-winning development:

- o 2017 UDIA Award for Excellence - Judge's Award
- o 2017 UDIA Award for Excellence - High-Density Development Finalist
- o 2017 UDIA Award for Excellence - Urban Renewal Finalist

The Bottleyard features a 'central urban' edible garden and a separate 'residents only' rooftop terrace which offers panoramic views of the Perth CBD

One of the largest multi-residential solar power systems at the time of construction. A 260kW Solar Photovoltaic Array gives each apartment its own 2kW PV System and a 10kW system is installed for running the communal areas. Do your part to save the environment!

Surrounded by parks (Hyde Park, Robertson Park & Stuart Street Reserve all within 450m)

The abundance of cafes and wine bars to choose from (Sayers Sister, West End Deli, Miller & Baker, Arrival Hall, Boo, Mary Street Bakery, Vincent, Wines of While, The Queens).

Pet-friendly building

Over 30 underground visitor car bays

Estimated: Water rates \$1068 pa Council rates \$1428pa Strata levies \$563pq

Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent inquiries and must rely on their own personal judgment about the information included in this document. Kim Turner Real Estate provides this copy write without any express or implied warranty as to its accuracy. Any reliance placed upon this write-up is at the client's own risk. The Real Estate co accept no responsibility for the results of any actions taken or reliance placed upon this document

For more information phone Kim Turner on 0423 089 439

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.