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Welcome



42/193 Hay Street, East Perth

This property is only available for private inspections!

2  1  1 

All Offers

Lovingly refreshed, this stunning apartment on Hay Street is brimming with character and light. With tasteful upgrades that enhance its neutral charm, it's ready to embrace new life. This modern open-plan layout is beautifully illuminated by floor-to-ceiling windows, seamlessly connecting to a full-length balcony that maximizes space and offers vibrant metropolitan views. The kitchen is both stylish and practical, featuring marble-look benchtops and storage cabinet, perfect for everyday living. Two spacious bedrooms offer a peaceful retreat, complete with a clean semi-ensuite for extra comfort. Plus, the separate laundry room has plenty of storage to meet all your needs.

Located in an inner-city spot, this apartment is the perfect blend of city life and peaceful retreat, just far enough away from the activity of the CBD, it is the perfect hideaway for those who love a vibrant lifestyle rich with amenities and leisure. With a convenience store and caf  right at your doorstep, and a short stroll to scenic spots like Queens Park, the Swan River, Elizabeth Quay, Langley Park, and the WACA and Optus Stadium, you'll find endless opportunities for leisure and enjoyment. Public transport is a breeze, with buses connecting you to the city and beyond. Vacant and move-in ready, this apartment is a fantastic investment opportunity, promising easy upkeep and strong rental potential. For homebuyers, it's a chance to settle in a vibrant community within Perth's lively CBD.

Key Features Include:

- * Generous 5th-floor apartment with 2 bedrooms, 1 bathroom
- * Located in the Alderney on Hay complex (built in 2000) with resort-style amenities, including an indoor pool and fully equipped gym.
- * Kitchen With Electric Oven and Cooktop plus generous Storage
- * Master bedroom featuring a semi-ensuite, built-in robe, and split-system air conditioning.

- * Second bedroom with balcony access, built-in robe, and split-system air conditioning.
- * Immaculately maintained bathroom providing comfort for residents and guests, with a separate W/C for convenience.
- * Separate laundry with plenty of storage, space for a washer and dryer,
- * Electric hot water system.
- * Allocated 1 Parking Bay

Step into a lifestyle of comfort and convenience📍this apartment is waiting for you!

LIFESTYLE

550m 📍 Langley Park

600m - Mercedes College

1km - Trinity College

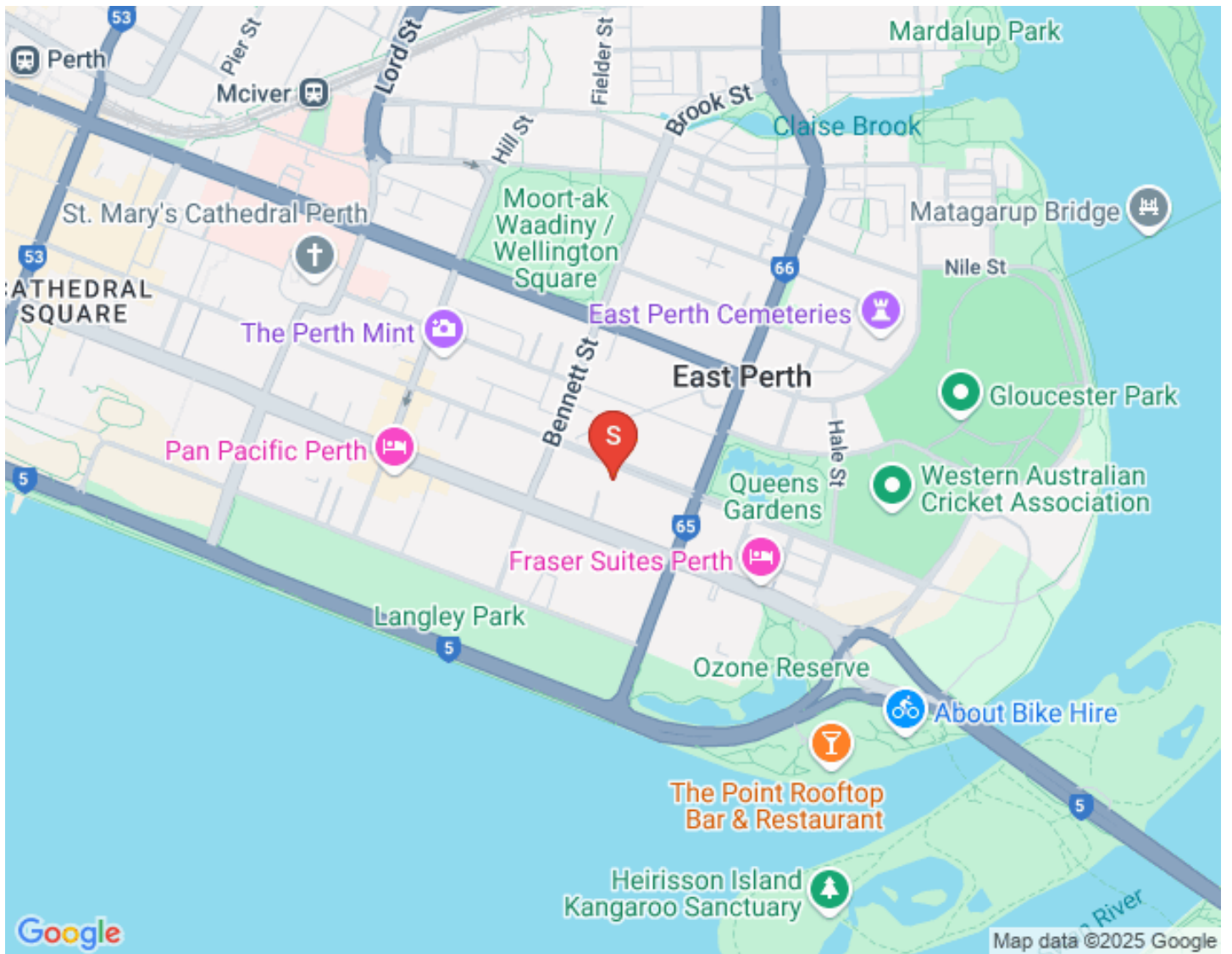
1.3km- Mclver Tran Station

1.5km - Hay Street Mall

1.9km 📍 Elizabeth Quay

2.0km 📍 WA Museum

2.9km - Highgate Primary School



Comparable Sales



77/193 HAY STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car
\$430,000
Sold ons: 21/06/2024
Days on Market: 96

Land size: 97

INHABITED
SOLD



5/18-32 FORREST AVENUE, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car
\$442,000
Sold ons: 09/07/2024
Days on Market: 35



52/193 HAY STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car
\$450,000
Sold ons: 30/08/2024
Days on Market: 37

Land size: 97



61/193 HAY STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car
\$454,000
Sold ons: 16/09/2024
Days on Market: 40

INHABIT
PROPERTY



29/35 GODERICH STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car
\$465,000
Sold ons: 22/10/2024
Days on Market: 51

EDISON
CENTRAL



58/193 HAY STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car

Land size: 95

\$465,000

Sold ons: 09/09/2024

Days on Market: 40



11/193 HAY STREET, EAST PERTH, WA 6004, EAST PERTH

2 Bed | 1 Bath | 1 Car

\$477,500

Sold ons: 21/10/2024

Days on Market: 1

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Offer Documents

[Click here to Download the Offer Pack](#)

[Click here to Download the Multiple Offers Form](#)

Certificate of Title

[Please Download Certificate of Title](#)

[Please Download Survey Strata Plan Here](#)

Strata Disclosure

[Click here to Download the Precontractual Disclosure](#)

[Click here to Download the Strata Plan \(att 1 + 2\)](#)

[Click here to Download the By Laws \(att 3\)](#)

[Click here to Download the AGM Minutes \(att 4\)](#)

[Click here to Download the Statement of Accounts \(att 5\)](#)

[Click here to Download the Strata Levies \(att 6\)](#)

[Click here to Download the Management Agreement](#)

East Perth

Local Parks (Wellington Square)



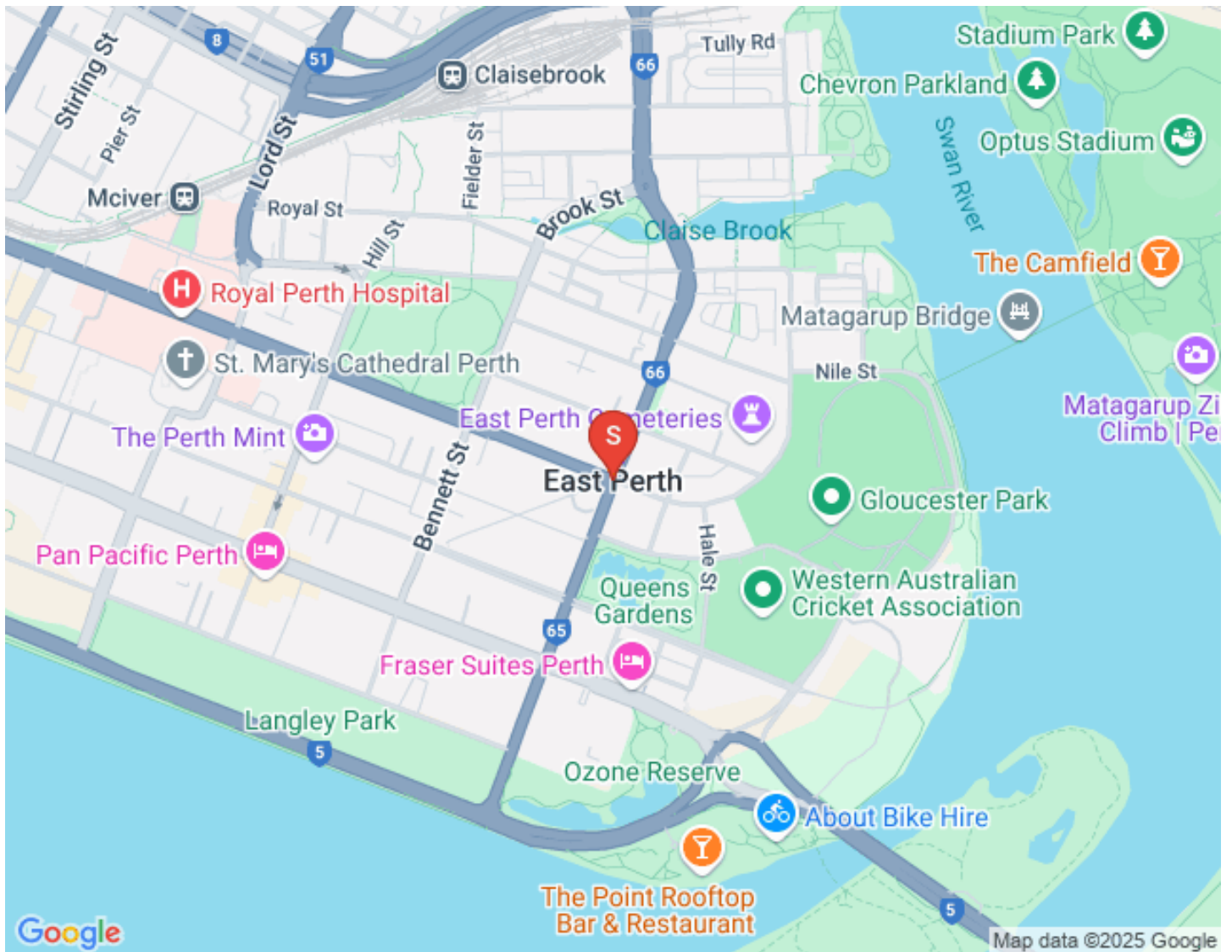
Claisebrook Cove



Gloucester Park



Queens Gardens



Joint Form of General Conditions

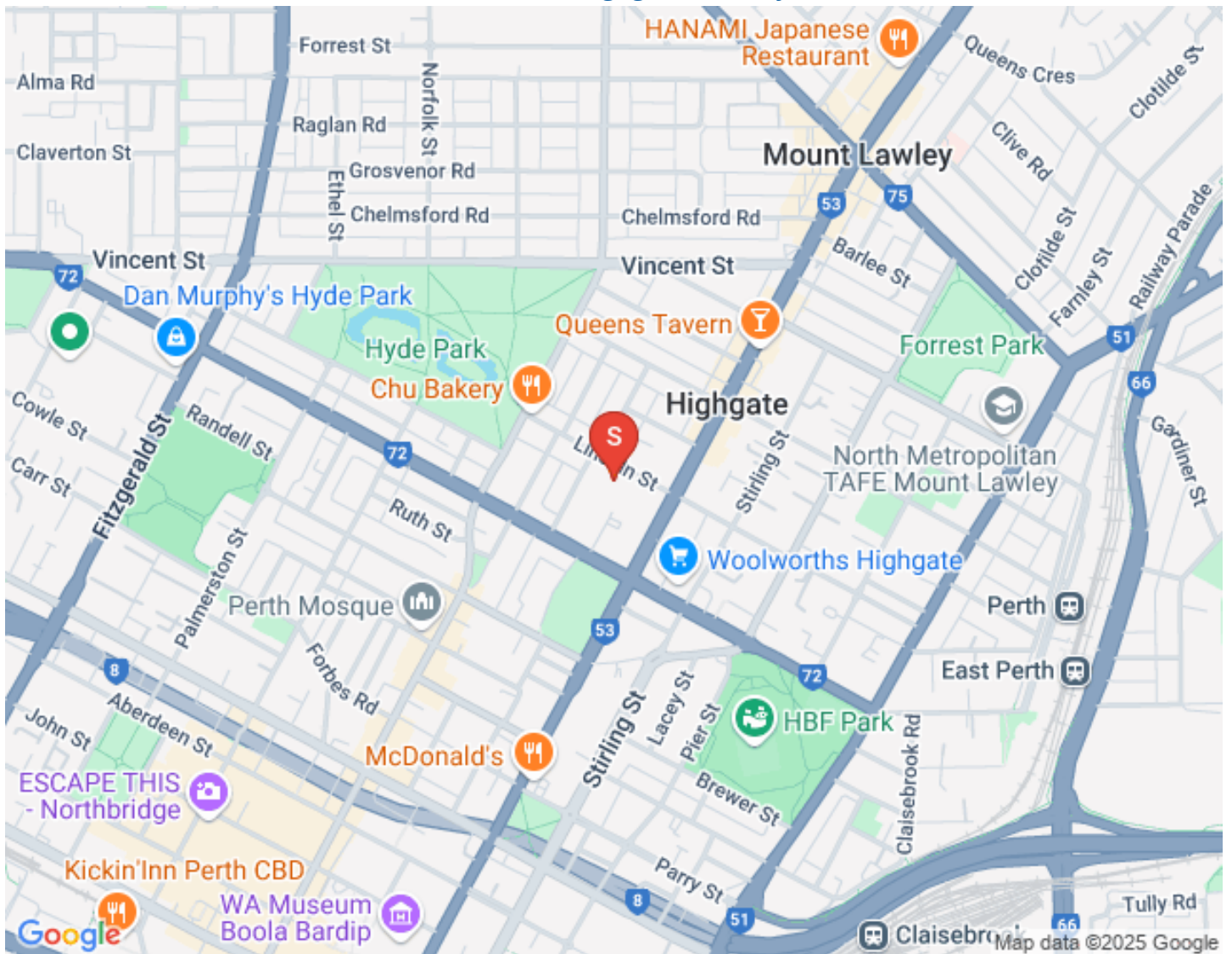
2022 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**

Local Schools



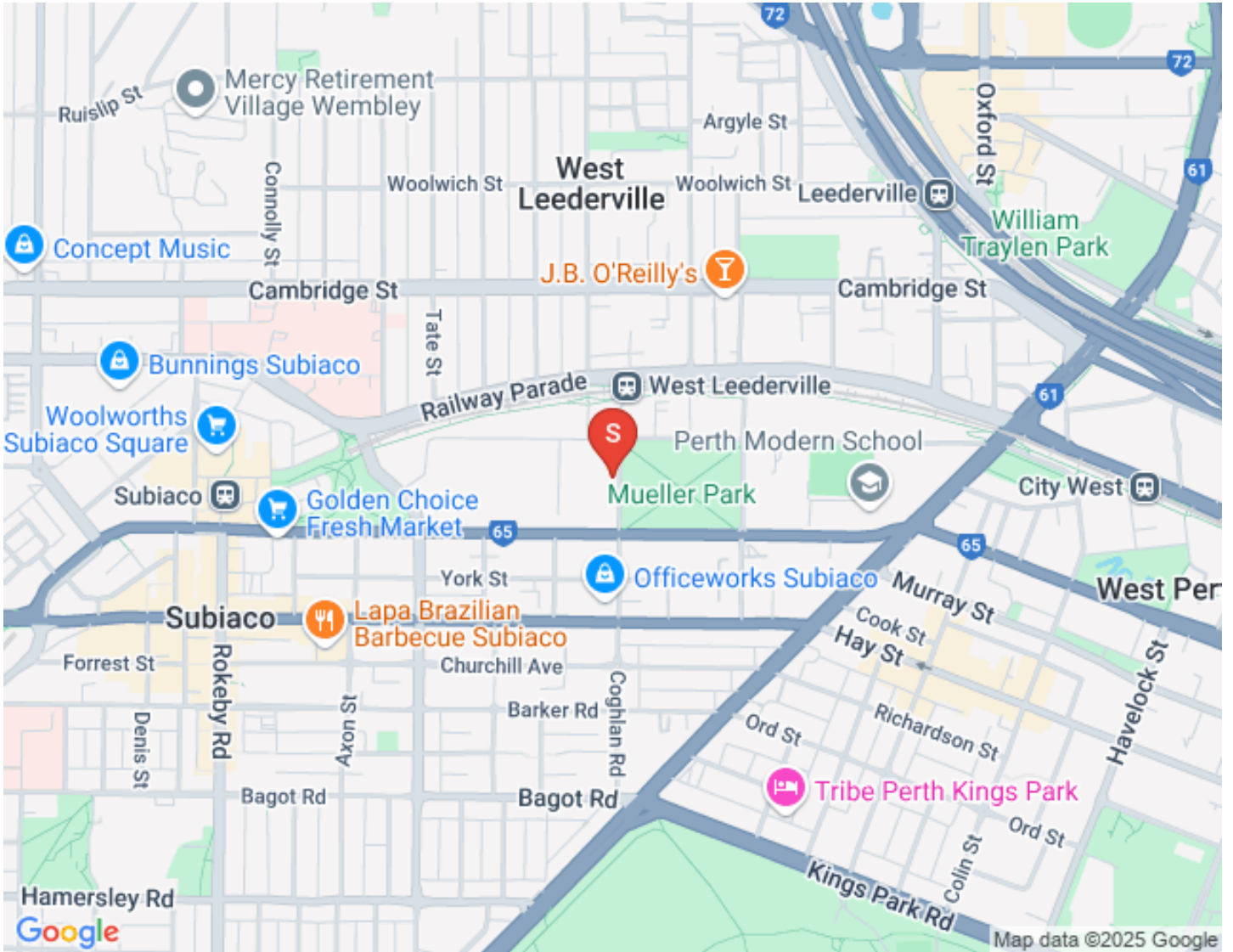
[Click Here to view Highgate Primary School](#)



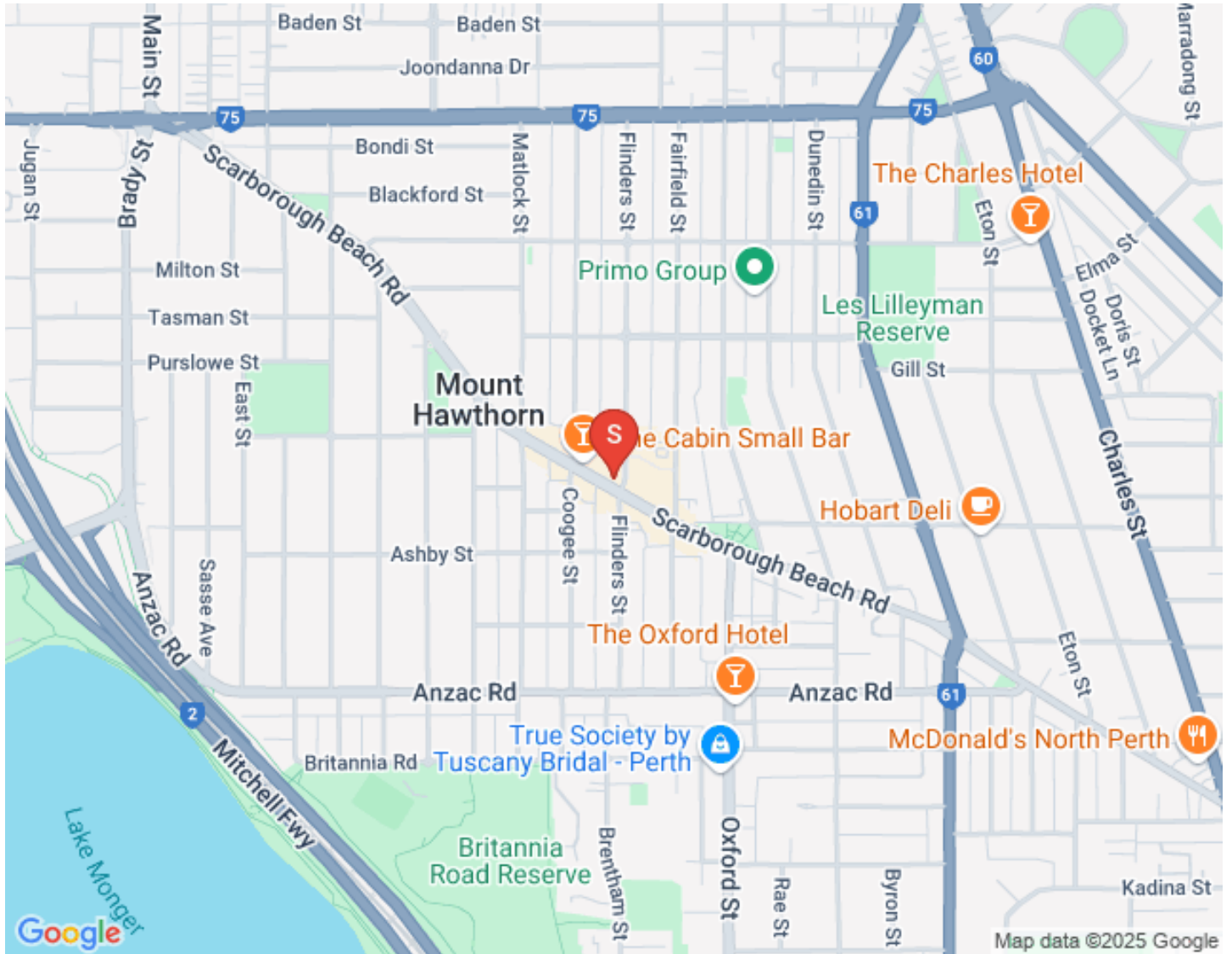


BOB HAWKE
COLLEGE

[Click Here to view Bob Hawke College](#)



First National Real Estate Genesis



RONNIE SINGH

SALES CONSULTANT

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Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fngenesisis.com.au

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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jclover@fngenesis.com.au

Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

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dmartin@fngenesis.com.au

"When I first heard that Damian attained his Real Estate sales registration, I knew he would be a successful agent!" says Director Jonathan Clover. "As a defensive player of the year 6 times and 4 time Champion in the National Basketball League of Australia, Damian is used to sacrificing for his team and being dedicated to process. Real estate is no different. It's about making sacrifices and putting it all on the line for the client, and being dedicated to a proven process without cutting corners or letting ego get in the way"

Damian says "I joined First National Genesis because their values (People, Community, Property...in that order) align with my own. I also know how beneficial having the right coaches, trainers and support staff are to becoming the best version of yourself!" Damian also notes that partnering with the company director Jonathan Clover will be great to grow his knowledge of real estate and fine tune his negotiation skills.



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.com.au

Guy brings more than ten years of real estate knowledge to the Genesis team and a lifetime of business experience. Highly talented, driven and energetic, Guy's deep knowledge of the Eastern Hills, Foothills and Swan Valley markets coupled with his passion to connect with people and his community as a long-term hills resident are just a few reasons why Guy is highly qualified to help you in one of life's more challenging periods; moving!

We are excited that Guy has joined Team Genesis and the wider First National Real Estate family.

GARY SINGH

SALES CONSULTANT

gsingh@fngenesis.com.au

Introducing Gary, a friendly and dependable addition to our dynamic sales team, residing and selling in the Southern Suburbs of Wilson, Manning, and surrounds.

Gary possesses a natural awareness of the dynamics in these areas and is enthusiastic about connecting with his community to deliver tailored real estate solutions. His local perspective, combined with his determination to succeed, promises a consistently positive experience.

Gary's commitment and unwavering reliability shine through his interactions with clients. His approachable nature and willingness to put in the effort make him a valuable asset – welcome Gary to the Genesis Sales Team!

Don't hesitate to reach out to Gary to discuss your real estate needs or simply to connect over a cup of coffee.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

mhutchings@fngenesis.com.au

Mark Hutchings is First National Genesis' first pick in the 2024 draft! After a decade long AFL career, 9 years with our very own West Coast Eagles, Mark has decided to direct the same dedication and hard work to his career in Real Estate. "When we first sat down together, I could tell Mark had a strong business mind, asking good questions and was quick to understand marketing strategies", company Director Jonathan Clover noted. "A reputation of loyalty to his team-mates, commitment to the heavy training regime of being a professional athlete and a very competitive character to get the best outcomes all give me confidence that our clients are in good hands with Mark." Why real estate? Mark's "people first" ethos and keen interest in property have drawn him into the property industry and he has submerged himself gaining a huge amount of knowledge and experience as he works alongside veteran agent and company director, Jonathan Clover.



ILENA GECAN

PROPERTY MANAGER

0412 175 528

rentals@fngenesis.com.au

Ilena found her true calling in the real estate industry in 2019, transitioning from a background in administration, reception, and real estate marketing. Now, as a dedicated Assistant Property Manager at First National Genesis, she thrives in the dynamic world of real estate. She brings a willingness to listen, understand, and work alongside you to achieve your real estate goals. Her strong ties to the local community inspire her commitment to delivering exceptional service. Whether you're a tenant or property owner, Ilena invites you to our Mount Hawthorn office for a friendly chat and valuable insights into the Genesis approach to property management. Outside of the office, Ilena enjoys her time spent in nature, hiking, photography, and the outdoors, moments of tranquillity that rejuvenate the spirit and refresh the body, ready for another week in the fast-paced world of Property Management.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fn genesis.com.au

Meet Kahla, residing in Heathridge, her journey in real estate is a true testament to hard work and dedication. She began her career as a receptionist, learning the ins and outs of the industry from the ground up. With a passion for growth and an eye for detail, she quickly rose through the ranks, taking on the role of Marketing Manager where she showcased her creative talents and strengthened the online presence of the business. Her organisational skills and commitment to excellence then led her to become our Sales Administrator, where she continues to provide invaluable support to the team. Kahla's path reflects her unwavering drive and ambition to succeed in every aspect of her career.

Recently Sold



3 McCarthy Street, Perth

5 Bed | 2 Bath | 0 Car

Land size: 306sqm

From \$799,000

4/39 Monger Street, Perth

3 Bed | 3 Bath | 1 Car

Land size: 207sqm

\$800,000



3/22 Milson Street, South Perth

3 Bed | 1 Bath | 1 Car

UNDER OFFER



9/345 Stirling Street, Highgate

1 Bed | 1 Bath | 1 Car

End Date Process



2/500 Beaufort Street, Highgate

1 Bed | 1 Bath | 1 Car

UNDER OFFER



5 Wicca Street, Rivervale

3 Bed | 1 Bath | 0 Car

Land size: 789sqm

UNDER OFFER



1/79 Beatty Avenue, East Victoria Park

2 Bed | 1 Bath | 1 Car

Land size: 189sqm

\$270,000 to \$300,000



3/40 McMaster Street, Victoria Park

3 Bed | 2 Bath | 2 Car

Land size: 141sqm

UNDER OFFER



10a Caledonian Avenue, Maylands

4 Bed | 2 Bath | 2 Car

Land size: 613sqm

UNDER OFFER



4/3 Heritage Cove, Maylands

4 Bed | 2 Bath | 0 Car

Land size: 186sqm

From \$589,000



8/12 Tenth Avenue, Maylands

2 Bed | 1 Bath | 0 Car

UNDER OFFER



138/143 Adelaide Terrace, East Perth

2 Bed | 2 Bath | 1 Car

Land size: 117sqm

From \$469,000