







# East Perth, 1/14 Waterloo Crescent

## Supersized Convenience!

3 2 1

**For Lease**
$850.00 per week

**View**
By Appointment

**Contact**
**Olivia Dangerfield**
olivia.dangerfield@ljhooker.com.au
**Kelly Johnson**
0477 177 339
kelly.johnson@ljhooker.com.au

UNFURNISHED: Where urban convenience meets modern comfort, this stunning 172sqm residence offers a lifestyle of elegance and ease in one of Perth's most sought-after locations. Set within an exclusive complex of just six residences, this exquisite apartment enjoys a prime position in the heart of East Perth.

# Note you must register to attend the home open and to be notified of any changes.

Step inside to a spacious open-plan living and dining area, sleek tiling and doors that lead to a charming front entertainer's balcony, enveloped by lush greenery - an inviting space to relax or host guests. With three bedrooms and two bathrooms, this home provides a private and tranquil retreat, complete with serene tree-lined views.

The modern kitchen is designed for both style and functionality, featuring sleek benchtops and high-end appliances, including a cooktop, oven and stainless-steel rangehood -

LJ Hooker

**LJ Hooker City Residential**
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

perfect for effortless meal preparation.

All of the bedrooms are spacious, with the master suite set to impress with a private ensuite bathroom for a touch of luxury. Designed for effortless living, this apartment also features a discreet European-style laundry to maximize space, alongside ample storage solutions throughout. A secure garage parking bay adds an extra layer of convenience.

Perfectly positioned along the free CAT bus route, this home places you within easy reach of the Swan River, Gloucester Park, and the picturesque Victoria Gardens. Offering not just a residence, but a dream lifestyle, this exclusive address embodies the very best of apartment living.

Points of Interest (all distances are approximate):
- 50m to the nearest CAT bus stop
- 350m to Perth Girls' School Civic Precinct
- 450m to Gloucester Park
- 700m to the Swan River
- 700m to Victoria Gardens
- 700m to Wellington Square redevelopment
- 750m to Claisebrook Cove
- 1.2km to Optus Stadium (via Trafalgar Bridge)
- 1.5km to Claisebrook Train Station
- 1.7km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.

ARE YOU A LANDLORD? If you are looking for property management services, we would love to hear from you. Contact our Business Development Manager Kelly on 0477 177 339 or kelly.johnson@ljhooker.com.au for a no-obligation and confidential conversation.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

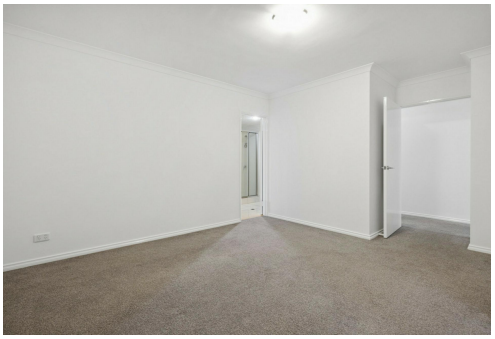
| | |
|---|---|
| **Property ID** | 3SPBFGJ |
| **Property Type** | Apartment |

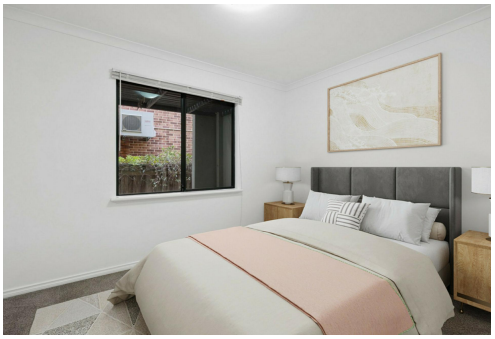
**Olivia Dangerfield**
Leasing Manager | olivia.dangerfield@ljhooker.com.au
**Kelly Johnson 0477 177 339**
New Business Manager | kelly.johnson@ljhooker.com.au

**LJ Hooker City Residential (08) 9325 0700**
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





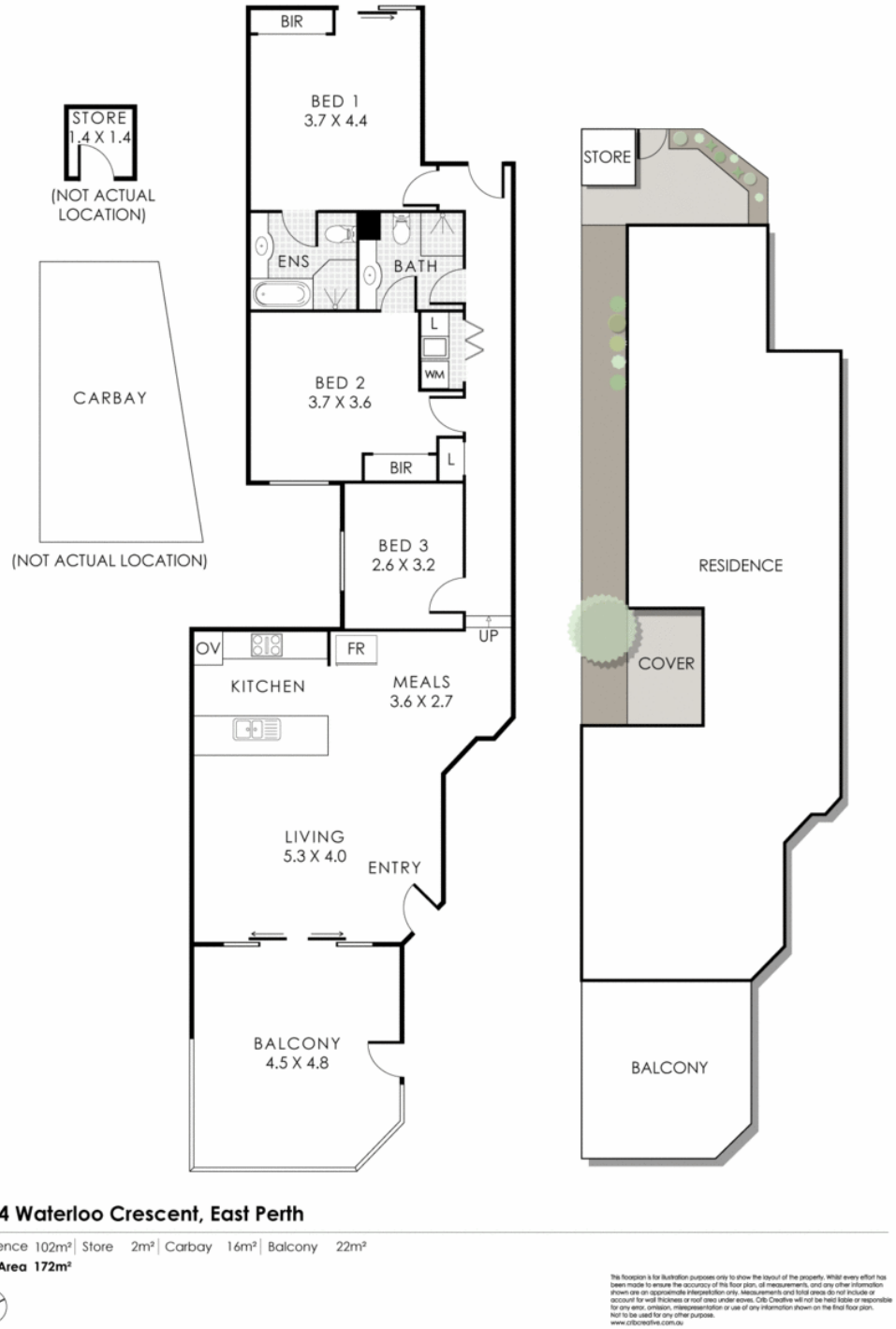








**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.




**1/14 Waterloo Crescent, East Perth**

Residence 102m² | Store 2m² | Carbay 16m² | Balcony 22m²

**Total Area 172m²**

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

LJ Hooker

**LJ Hooker City Residential**
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.