

## East Perth, 23/38-42 Waterloo Crescent

Lifestyle Location & Priced to Please

Furnished: Come for the view and stay for the location ! Ideally positioned between East Perth village and the CBD, opposite Red & Yellow CAT bus stop, this is an excellent opportunity for those who want it all !

Offering an open planned layout with direct balcony access, the property is ideal for entertaining or an intimate night in. Master bedroom enjoys fitted wardrobes & en suite bathroom. Updated Kitchen boasts ample bench & storage space. BOOK NOW to avoid the disappointment of missing out !!!

A great property with a long list of features including:

- \* Open plan layout with separately zoned living and dining space and direct balcony access
- \* Covered balcony with an outlook towards WACA and Queens Gardens
- \* Kitchen has been updated and enjoys ample bench space and storage.



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3QMFFGJ](http://ljhooker.com.au/3QMFFGJ)

**Contact**  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

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

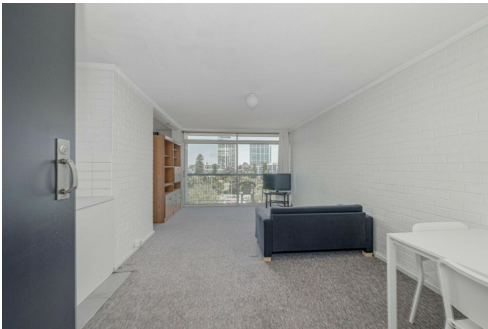
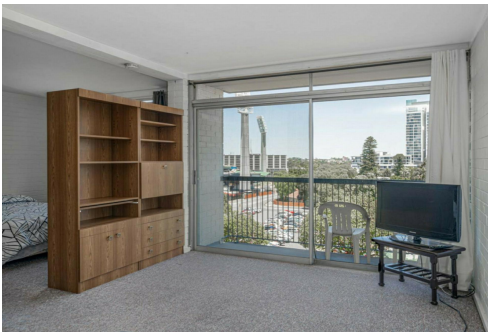
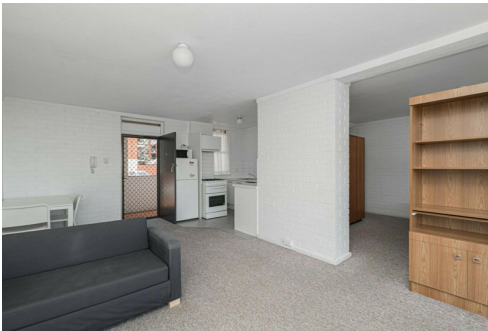
- \* Generous Master bedroom features built in wardrobe and en suite bathroom
- \* En suite bathroom with shower, vanity and W.C.
- \* Washing Machine provided for your convenience. On site common laundry available too.
- \* Air Conditioned
- \* Parking for ONE vehicle in top or secure bottom car park PLUS visitor bays on site
- \* Complex features secure entry points for added peace of mind.
- \* NBN connected to the building
- \* Free Red & Yellow CAT bus stop opposite building for your convenience.

- \*\* Sorry, Pets are NOT accepted.
- \*\* Linen is NOT included in the lease

\*\*\*Please note the lessor makes no representations about the availability of 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.\*\*



## More About this Property

Property ID	3QMFFGJ
Property Type	Apartment
Including	Toilets (1) Balcony Outdoor Entertaining Built-in-Robes

**Olivia Dangerfield**  
Leasing Manager | olivia.dangerfield@ljhooker.com.au

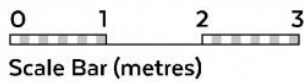
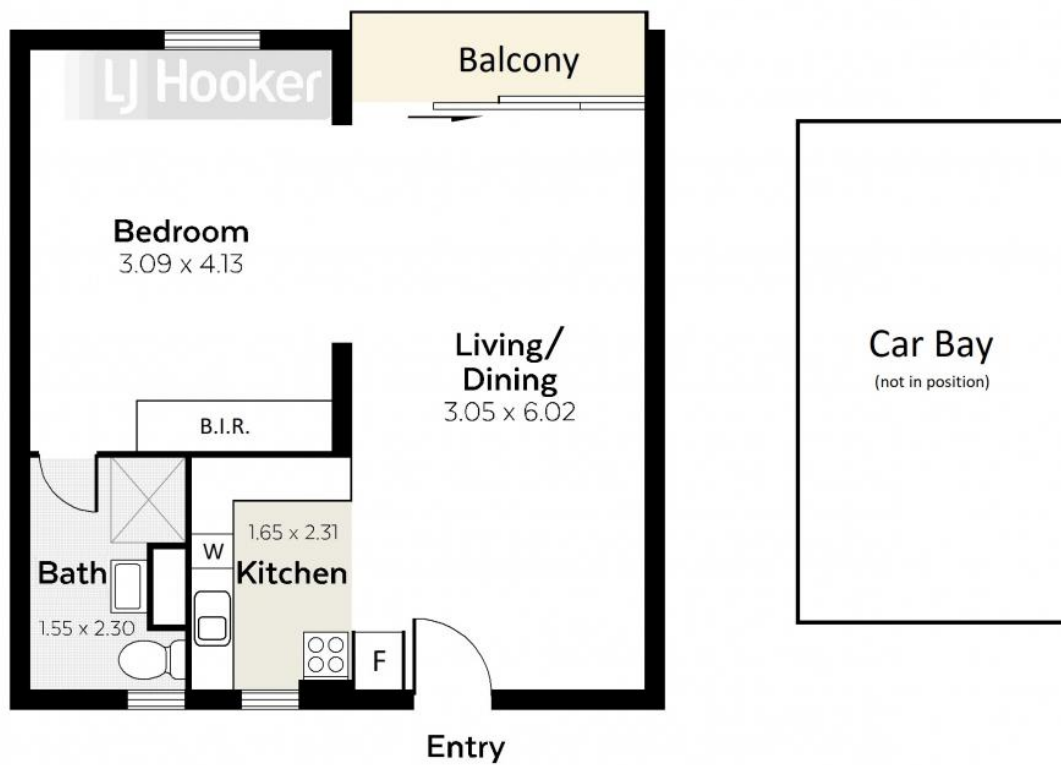
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## Waterloo Heights



23 / 38 Waterloo Crescent EAST PERTH

Not to scale • All measurements are approximate • Drawn for presentation purposes only • [info@openpad.com.au](mailto:info@openpad.com.au) • @openpad



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