

20 The Circus, Burswood

## SOLD BY JOEL COOPER!

SOLD BY JOEL COOPER - EXECUTIVE TOWNHOUSE WITH  
PARK VIEWS & HOME OFFICE  
FRESHLY PAINTED & MOVE-IN READY!

Set within Burswood's exclusive Peninsula Estate, this luxurious three-level townhouse delivers an exceptional blend of space, style and location. Surrounded by manicured parklands and just moments from the Swan River, Optus Stadium, Crown Perth and some of the city's best dining and entertainment, this is a rare opportunity to secure premium living in a tightly held urban enclave.

The home boasts multiple living areas, a sleek & functional kitchen, three balconies and direct pool / gym access -ideal for relaxing or entertaining. The top-floor master suite is a true retreat, complete with full-height glass doors, a private balcony and sweeping views over The Circus Park. Three additional bedrooms are well-sized, each with built-in robes and access to well-appointed bathrooms across all levels.

Ground Floor features:

- 58sqm internally, direct access to common areas (pool & BBQ deck area + gym)
- Spacious secondary living area or home office

4 3 2

**FOR SALE**  
SOLD BY JOEL COOPER!

### AGENTS

Joel Cooper  
0488 242 283  
jcooper.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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.

LJ Hooker

- Queen size bedroom at the rear with semi-esnuite
- Under stair storage / wine cellar

Level 1 features:

- 76sqm internally, 13sqm main balcony from living area and 4sqm rear balcony from kitchen/dining
- Spacious chef's kitchen with stainless steel appliances, gas cooking and stone bench tops
- Large dining area with rear balcony overlooking the pool deck

Level 2 features:

- 67sqm internally, 15sqm private balcony from master bedroom
- Spacious King-sized master suite and private ensuite with bathtub
- 2 Queen-sized bedrooms with BIR's
- Third bathroom and separate laundry

Other features include:

- 2006 Built
- 2 secure car bays (side by side) plus store room with direct access from ground floor stairwell.
- Access to the building's pool, Gym, BBQ and entertaining area.
- Under stairwell storage (2 store rooms!)
- Ducted reverse cycle air conditioning throughout.
- Security alarm system for your peace of mind.
- Audio visual intercom system.
- Multiple TV, Foxtel and data outlets throughout.
- NBN FTTB connection ready.

Outgoings (approximate)

Council Rates: \$3,357 p/a

Water Rates: \$1,591 p/a

Strata Levy: \$2,101 p/q

Reserve Levy: \$435 p/q

Short walkthrough video available on request, or via the link below:

<https://1drv.ms/v/c/d8448cb04a360b86/EV3JV9wBhthNr3ikLndPCqsB CA1xEP72ZloAvoTJQXT8fA?e=dyqlvE>

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoing are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

## MORE DETAILS

Property ID	83FHNF
Property Type	Townhouse
House Size	234 m2
Land Area	265 m2
Including	Ensuite Study Air Conditioning Alarm Intercom Built-in-Robes Area Views Car Parking - Basement Carpeted Exhaust Heating Openable Windows Partial Fit Out

**Joel Cooper 0488 242 283**

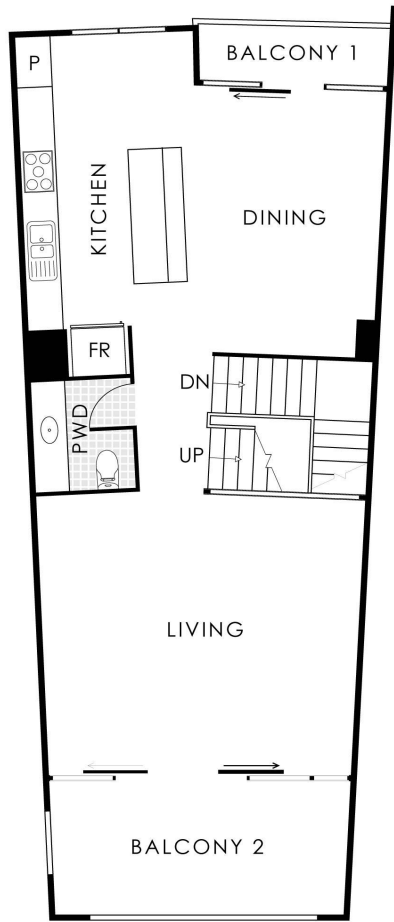
Sales Consultant | [jcooper.subiaco@ljhooker.com.au](mailto:jcooper.subiaco@ljhooker.com.au)

**LJ Hooker Subiaco (08) 9382 3959**

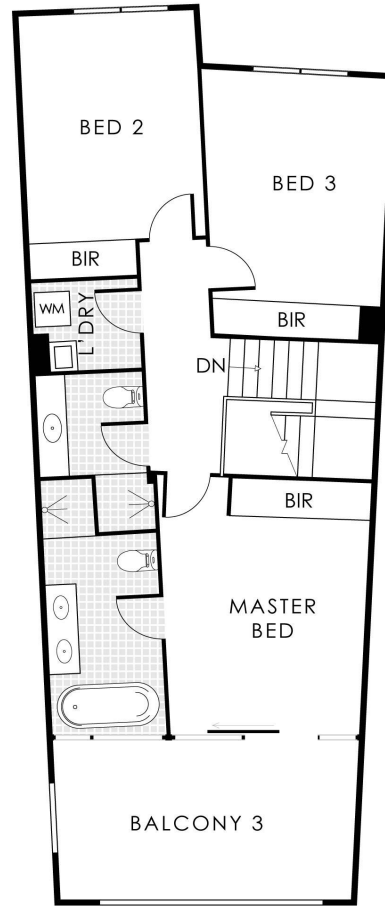
133 Rokeby Road, SUBIACO WA 6008

[subiaco.ljhooker.com.au](http://subiaco.ljhooker.com.au) | [subiaco@ljhooker.com.au](mailto:subiaco@ljhooker.com.au)

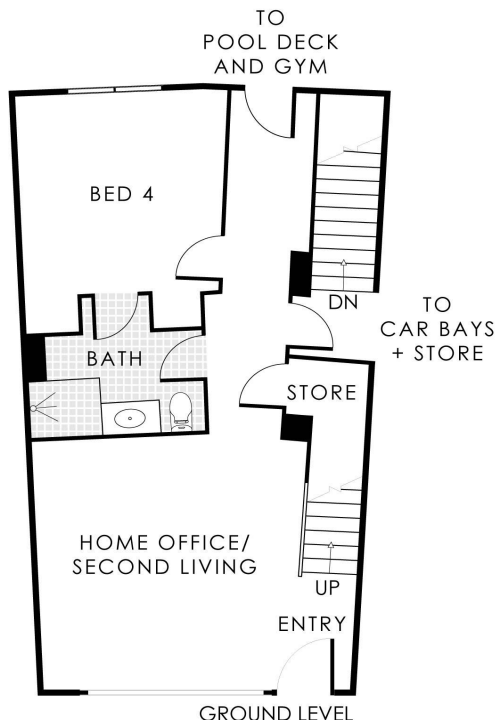




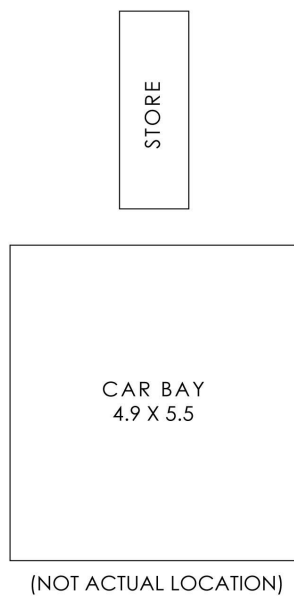
LEVEL ONE



LEVEL TWO



GROUND LEVEL



**20 The Circus, Burswood**

Residence 202m<sup>2</sup> | Car Bay 27m<sup>2</sup> | Store 4m<sup>2</sup> | Balcony 1 4m<sup>2</sup> | Balcony 2 15m<sup>2</sup> | Balcony 3 13m<sup>2</sup>  
**Total Area 265m<sup>2</sup>**



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

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.

