

P1/47 Tully Road, East Perth

## Sky-High Luxury!

Opulently occupying Levels Six and Seven of the building, this spectacular 320sqm, 4 bedroom, 3 bathroom two-level penthouse apartment benefits from all-encompassing Perth city-skyline, Swan River, Matagarup Bridge, Crown Casino and Perth hills' views and is nestled within a secure and modern complex that just happens to sit right next door to our picturesque river waters and beautiful Mardalup Park.

Downstairs and to the right, a spacious open-plan kitchen, dining and living area welcomes you with its storeroom, sparkling stone bench tops, paneled breakfast bar, wine racking, double sinks, integrated range hood, ceramic/electric hotplate, under-bench oven, microwave nook and double-door access out to what is one of three balconies found on the floor.

A smaller second balcony is ideal for quiet contemplation, whilst the separate second or "guest" bedroom on the same floor boasts a "his and hers" walk-through wardrobe (with separate built-in-wardrobe space), a separate bath and shower, twin-vanity basins and a separate toilet.

The fourth bedroom extends out on to a massive back balcony, whilst the third bedroom comprises of built-in robes and semi-ensuite

4 3 2

### FOR SALE

Sold by Brendan & Sharon Smith

### AGENTS

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### AGENCY

LJ Hooker City Residential

(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

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access through to another fully-tiled bathroom with a bathtub, twin-vanity basins and access through to a two-way powder room for good measure.

On the top floor, there is a second living room with a study space at the top of the landing, whilst an enormous master suite features ample wall-to-wall built-in-robe cupboards, access to its own open-air city-vista balcony and a commodious fully-tiled ensuite - complete with a bathtub, separate shower, separate toilet and twin "his and hers" vanity basins.

In terms of complex facilities, you are spoilt for choice with a jet pool for relaxing or exercising in, as well as either spa or sauna options to recuperate after a long working week. Down in the basement, there are two side-by-side car bays for secure parking.

Imagine calling the sought-after Claisebrook Cove precinct of East Perth home, at the same time taking full advantage of its very close proximity to excellent shopping, restaurants, cafes, transport, walkways, other lush parks and everything in between. This very special apartment is essentially class, comfort and convenience —all rolled into one!

Features include:

- Amazing almost 360 degree views
- Living areas on both floors
- Carpeted bedrooms and upstairs study nook/desk
- Wooden floorboards at ground level
- Quality kitchen appliances
- Integrated dishwasher
- Four (4) separate balconies for outdoor entertaining
- Massive upstairs master retreat
- Large 2nd/3rd/4th bedrooms downstairs
- Three (3) well-appointed fully-tiled ensuite/semi-ensuite bathrooms
- Separate laundry with linen storage and an internal hot-water system
- Lower-level two-way powder room
- Downstairs linen and storage cupboards
- Ducted reverse cycle air-conditioning
- Two (2) secure side-by-side basement car bays
- Quality complex pool, spa and sauna facilities

Points of Interest (all distance approximate):

- Close to bus stops, with easy access to free CAT bus
- 150m to the Swan River
- 200m to Graham Farmer Freeway
- 300m to Claisebrook Cove
- 600m to Victoria Gardens (over the Trafalgar Bridge)
- 900m to Claisebrook Train Station
- 1.0km to Optus Stadium
- 1.1km to Perth Girls' School precinct
- 1.4km to Wellington Square redevelopment
- 2.6km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

- Council Rates - \$3,392.20 p.a.
- Water Rates - \$1,967.57 p.a.
- Strata Admin - \$5,217.00 p/qtr
- Strata Reserve - \$2,346.54 p/qtr
- Residence Area - 247sqm
- Total Area - 320sqm

## MORE DETAILS

Property ID                    3REDFGJ  
Property Type                Apartment

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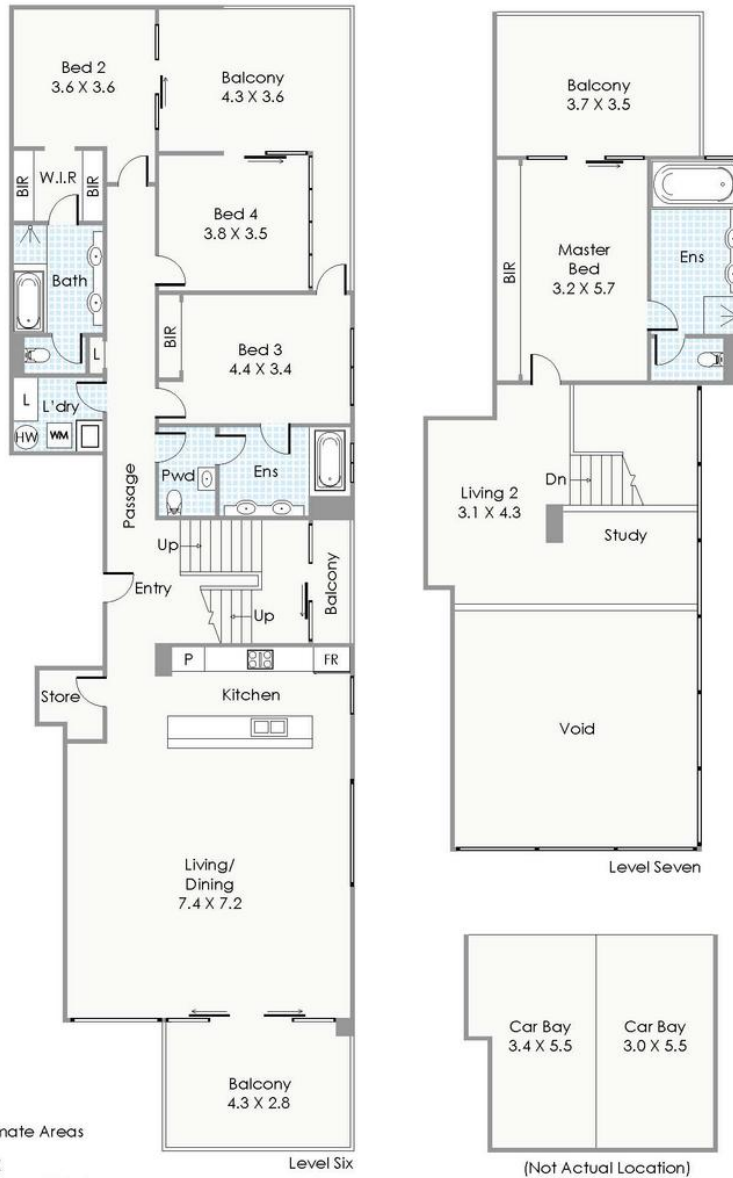
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Approximate Areas

LEVEL SIX  
 Residence: 174m<sup>2</sup>  
 Car Bays: 33m<sup>2</sup>

LEVEL SEVEN  
 Residence: 73m<sup>2</sup>  
 Balconies: 40m<sup>2</sup>  
 Total Area: 320m<sup>2</sup>

The floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floorplan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. Cdb 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.cdbcreative.com.au](http://www.cdbcreative.com.au)

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