

East Perth, 1/14 Waterloo Crescent

Supersized Convenience!



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.

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 - perfect for effortless meal preparation.

For Sale
Under Offer

View
ljhooker.com.au/3SBNFGJ

Contact
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LJ Hooker City Residential
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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.

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

Rates & Dimensions:

Council Rates: \$2,178.05 pa

Water Rates: \$1,351.02 pa

Strata Admin: \$1,365.00 p/qtr

Strata Reserve: \$262.50 p/qtr

Residence Area: 102sqm

Total Area: 172sqm

More About this Property

Property ID	3SBNFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

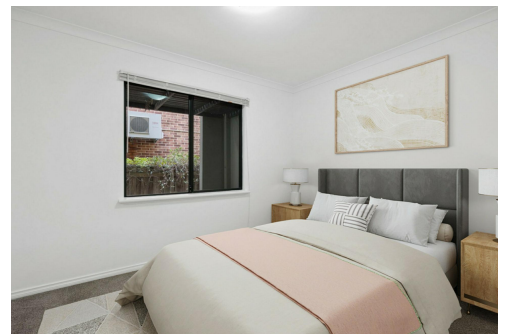
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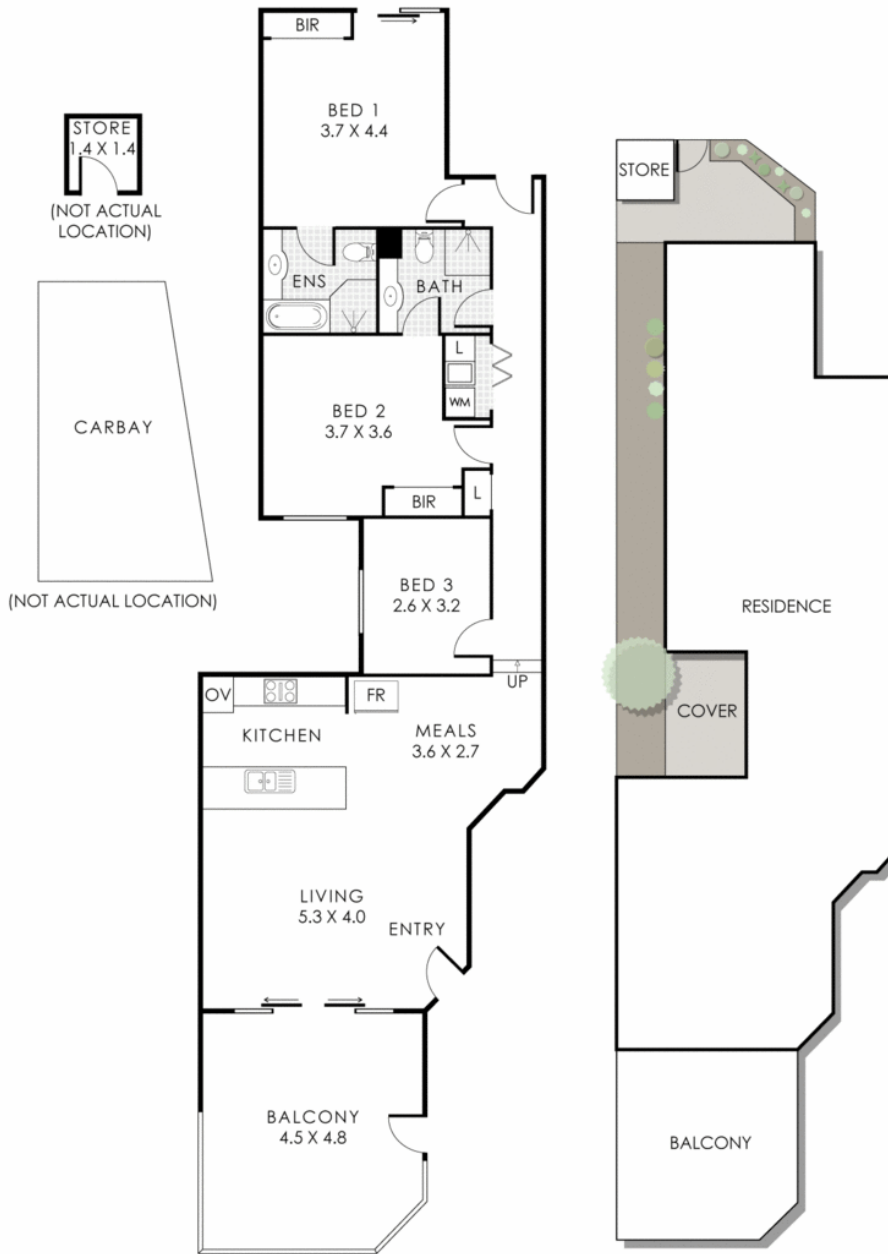
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Residence 102m² | Store 2m² | Carbay 16m² | Balcony 22m²

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 the floor plan, all measurements and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C&A 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.
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