



1/20 Royal Street, East Perth




Simply Majestic...

Set along the shimmering Claisebrook Cove waterfront, this absolutely showstopping East Perth residence is where city-edge sophistication meets relaxed riverside charm. Stretching across two levels, this immaculate home delivers the perfect blend of space, style and serenity - all in one of Perth's most picturesque pockets.

From the moment you step inside, you're greeted by soaring ceilings, sunlit interiors and warm timber floors that flow effortlessly through the open-plan living and dining spaces. Floor-to-ceiling windows draw your gaze straight out to the leafy cove, creating an instant sense of calm and connection to your picturesque surroundings. Every corner has been beautifully curated - from the statement flooring, sleek finishes and stunning lighting to the flawless layout that's as functional as it is striking.

The kitchen is the heart of the home and an entertainer's dream, finished with sleek stone benchtops, premium appliances and an impressive walk-in pantry that keeps everything perfectly in place. Gather friends around the dining table, open the balcony doors and let the evening breeze drift through as you dine with a sparkling river view as your backdrop.

Upstairs, the master suite is pure luxury. Bathed in soft natural light, it

3  2  2 

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

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Sharon Smith
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AGENCY

LJ Hooker City Residential
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

features a chandelier-lit ceiling, an expansive walk-in robe and a resort-style ensuite with double vanities and floor-to-ceiling tiles. The second bedroom is also generous in size and features built-in-robos and its own resort-style ensuite, with the added luxury of a bath.

Every detail has been designed for easy living - from abundant storage and secure parking to ducted air-conditioning and a peaceful boutique complex setting. This home forms part of the meticulously kept "Majestic Rise" complex, where residents enjoy access to a beautiful outdoor swimming-pool and a common barbecue area with views of the Cove. Step outside and you're literally moments from the best of East Perth: morning coffee at the cafés in the Cove or on Royal Street, riverside strolls, or an easy free CAT bus ride into the heart of the CBD.

This luxe residence captures everything people love about waterfront living - effortless elegance, space to breathe, and a front-row seat to one of Perth's most beautiful neighbourhoods.

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT bus stop
- Our famous Swan River at your doorstep
- 700m to the Perth Girls' School precinct
- 800m to the WACA Ground and Gloucester Park
- 900m to Claisebrook Train Station
- 1.0km to the Wellington Square redevelopment
- 2.5km to Perth CBD
- 3.6km to Optus Stadium
- 3.6km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

Council Rates \$2,678.85 p.a.

Water Rates \$1,550.47 p.a.

Strata Admin \$1,840.00 p/qtr

Strata Reserve \$896.00 p/qtr

Internal Area: 141sqm

Total Area: 196sqm

MORE DETAILS

Property ID 3UE8FGJ
Property Type Apartment

Brendan Smith 0420 217 818

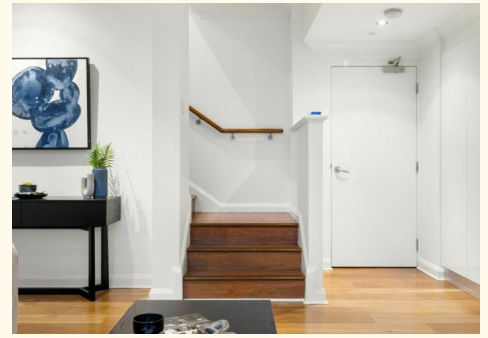
Sales Executive "The Smith Team" |
brendan.smith@ljhooker.com.au

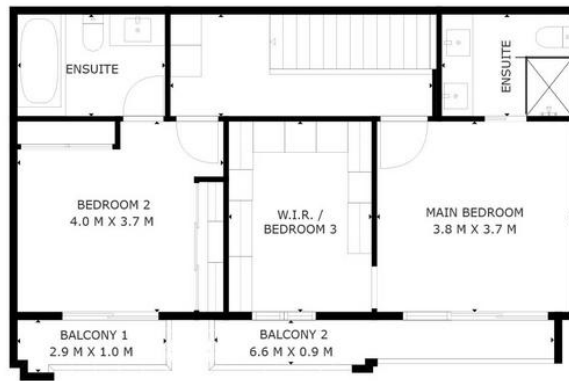
Sharon Smith 0405 814 948

Sales Executive "The Smith Team" |
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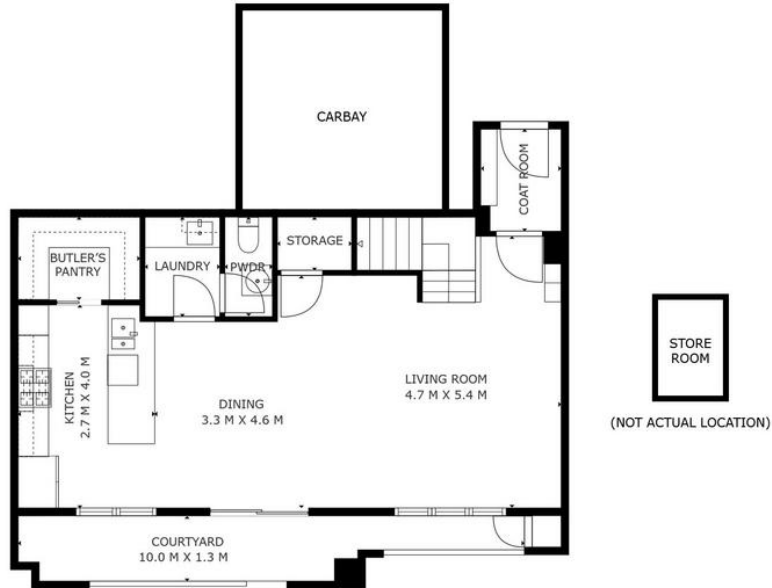
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FIRST FLOOR



GROUND FLOOR

<i>Approximate Areas</i>	
Internal Living Total	141m ²
Courtyard	11m ²
Balcony 1	3m ²
Balcony 2	6m ²
Carbay	28m ²
Total Lot Size	196m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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www.perthrealestatemedia.com

