



1/32 Fielder Street, East Perth

Effortless Luxury...

A beautifully presented residence where generous proportions, refined interiors and an enviable East Perth setting come together to create an exceptional city-fringe lifestyle. With an impressive 174sqm of space, this sophisticated three-bedroom, two-bathroom home offers the scale of a traditional residence with the ease and security of apartment living. From its warm timber flooring and crisp plantation shutters to its striking open-plan living spaces, this is a home designed to feel both stylish and effortlessly comfortable - with the added flexibility of an ideal work-from-home setup or potential home business with its own separate entrance.

THE PROPERTY

Positioned within a well-maintained complex in one of East Perth's most connected pockets, this expansive ground-level residence offers an exceptional sense of space rarely associated with apartment living. The generous proportions are immediately apparent, with a thoughtfully designed layout that allows the living, dining and kitchen areas to flow seamlessly together.

Large windows and plantation shutters draw in an abundance of natural light, while the rich timber flooring adds warmth and character throughout the main living zones. The interiors have been beautifully maintained, creating a polished yet inviting atmosphere that is equally

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FOR SALE

From \$899,000

VIEW

Sat 3rd Oct @ 11:00AM - 11:30AM

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suited to entertaining, relaxing or simply enjoying the convenience of an easy-care city lifestyle.

Adding another dimension to the floorplan is the flexibility to create a dedicated work-from-home space or home business. With the benefit of a separate entrance, there is potential to establish a professional workspace with independent access, allowing work and home life to remain comfortably separated.

The seamless connection between the interior and private outdoor entertaining area further enhances the sense of space, creating an extension of the living environment that is perfect for morning coffee, evening drinks or relaxed weekend entertaining.

THE FEATURES

The heart of the home is the impressive open-plan kitchen, living and dining zone - centred around a substantial kitchen island with generous stone benchtops, abundant cabinetry and quality stainless-steel appliances. The kitchen has been designed with both everyday functionality and entertaining in mind, with excellent storage and a layout that keeps the cook connected to the living and dining spaces.

Three well-proportioned bedrooms provide excellent flexibility, with the spacious primary suite offering a private retreat complete with generous wardrobe space and an ensuite. The additional bedrooms are beautifully presented and provide versatility for family and guests, while also offering an excellent opportunity to establish a dedicated home office, consulting space or business area.

The stylish main bathroom continues the home's sophisticated aesthetic, featuring contemporary finishes, extensive cabinetry and a generous vanity, while the separate laundry provides additional practicality and storage. Additional highlights include rich timber flooring, plantation shutters throughout, feature pendant lighting, generous storage, secure parking for two vehicles and a private outdoor entertaining area.

THE LOCATION

Fielder Street places you within the heart of East Perth, surrounded by some of Perth's most desirable lifestyle attractions while remaining exceptionally close to the CBD. Enjoy an enviable balance of city convenience and riverside living, with Claisebrook Cove, the Swan River foreshore, local cafés, restaurants and recreational spaces all close by. Excellent public transport options make commuting into the CBD effortless, while the surrounding cycle paths and pedestrian routes provide an easy way to explore everything East Perth has to offer.

For those working from home or operating a home-based business, the central location is particularly appealing, providing convenient access to the CBD and surrounding commercial precincts while offering the flexibility to work from a dedicated space at home.

With Optus Stadium, Crown Perth, the Perth CBD and the broader East Perth entertainment precinct all within easy reach, the location delivers the kind of connected lifestyle that makes city living so appealing.

THE AMENITIES

East Perth offers an outstanding selection of lifestyle and everyday amenities, with cafés, restaurants, bars, supermarkets and local conveniences all readily accessible. The nearby Claisebrook Cove precinct provides a picturesque setting for riverside walks, dining and entertaining, while the Swan River and surrounding parklands offer plenty of opportunities to enjoy the outdoors.

The city is easily accessible by public transport, with Claisebrook Train Station and free public transport services providing convenient connections throughout Perth. Optus Stadium and Crown Perth are also close at hand, adding an impressive selection of sporting, dining and entertainment experiences to your doorstep.

For those who enjoy an active lifestyle, the extensive network of riverside paths and open green spaces makes walking, cycling and weekend recreation effortless, while the Perth CBD remains just moments away.

THE WHY

Combining exceptional proportions, stylish interiors and an enviable East Perth address, this residence presents a sophisticated alternative to conventional apartment living. The generous floorplan provides the space and flexibility of a larger home, while the low-maintenance lifestyle allows you to enjoy everything this highly connected location has to offer.

The ability to accommodate a dedicated work-from-home environment - together with the advantage of a separate entrance - adds another level of versatility. Whether used as a private office, professional consulting space or potential home business setup, it provides a valuable opportunity to tailor the residence to the way you live and work.*

Whether you are a professional couple seeking a refined city base, a family wanting genuine space without the upkeep of a traditional home, a business owner looking for greater work-from-home flexibility, an astute investor, or a downsizer looking for comfort without compromise, this residence delivers on lifestyle, functionality and position.

Beautifully presented, generously proportioned and perfectly placed for city living, 1/32 Fielder Street is an opportunity to secure a truly substantial East Perth residence with an effortless sense of style and impressive lifestyle flexibility.

THE NUMBERS

Year Built: 2007

Council Rates: \$2,577.05 pa

Water Rates: \$1,779.24 pa

Strata Admin: \$1,445.33 p/qtr

Strata Reserve: \$698.17 p/qtr

Internal Area: 134sqm

Total Area: 174sqm

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MORE DETAILS

Property ID 3W5DFGJ
Property Type Apartment
House Size 174 m2

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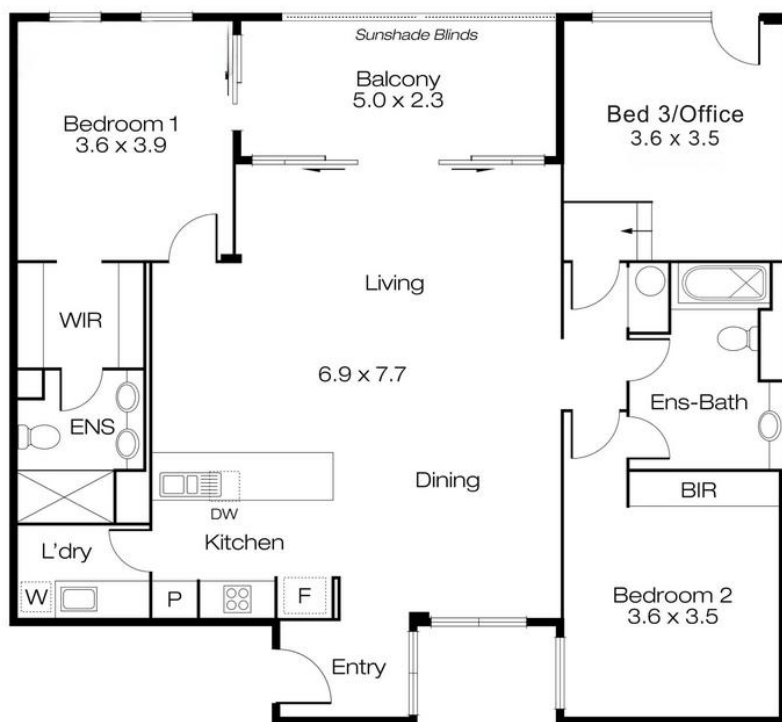
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Scale Bar (metres)



1 / 32 Fielder Street EAST PERTH

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