

East Perth, 1/34 Kensington Street

Stylish Ground Floor Retreat in Claisebrook Cove!

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Located in the heart of the vibrant Claisebrook Cove precinct, this spacious 130sqm, ground-floor residence offers the perfect blend of lifestyle, convenience and privacy - all within a secure boutique group of just three, and with no strata levies to pay.

Enjoy the best of East Perth living with cafes, restaurants, the train station and riverside Mardalup Park just a short stroll away. Need to head into the city? Jump on the free Yellow CAT bus and be in Perth or West Perth in minutes.

Step inside and you'll find a home that exudes understated elegance. Gleaming bamboo floors flow through the expansive living and dining area. The open-plan kitchen is as functional as it is stylish, featuring sleek granite benchtops, gas cooking, a double sink, and dishwasher.

Both bedrooms are generously sized, each with its own private ensuite and built-in

For Sale
Please Call

View
ljhooker.com.au/3TB8FGJ

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wardrobes. A separate laundry and linen press add to the home's practicality, while a private rear courtyard provides the perfect setting for alfresco dining. At the rear of the property, a secure lock-up garage and storeroom add convenience and peace of mind.

Features include:

- Bamboo floorboards in living areas
- High storage capacity throughout
- Split-system air-conditioning
- Gas-bayonet heating
- Feature ceiling cornices
- Skirting boards
- Lockable garage with a storeroom
- Additional permit parking for additional vehicles

Points of Interest (all distance approximate):

- Close to bus stops, with easy access to free CAT bus
- 300m to Graham Farmer Freeway
- 450m to the Swan River
- 550m to Claisebrook Cove
- 550m to Victoria Gardens (over the Trafalgar Bridge)
- 650m to Claisebrook Train Station
- 900m to East Perth Train Station
- 1.3km to Optus Stadium
- 1.5km to HBF Park
- 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 - \$1,962.70 p.a.
- Water Rates - \$1,229.75 p.a.
- Internal Area - 99sqm
- Total Area - 130sqm
- Strata - Nil

More About this Property

Property ID	3TB8FGJ
Property Type	Apartment

Brendan Smith 0420 217 818

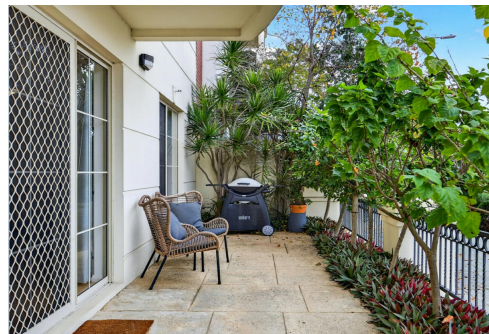
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Approximate Areas
 Internal Area 104m²
 Alfresco 12m²
 Garage 16m

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1/34 Kensington St, East Perth

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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