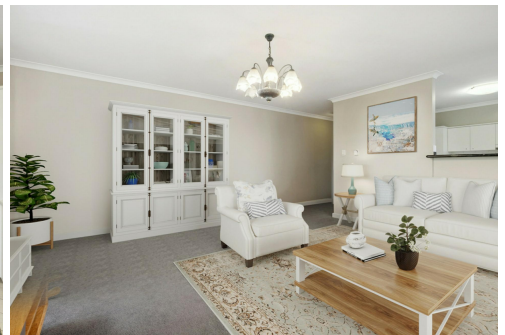




East Perth, 10/24 Constitution Street

Urban Luxury Amidst the Leaves...

3 2 2

Framed by a leafy canopy of trees that add both privacy and protection from the elements, this spacious 196sqm, 3 bedroom 2 bathroom apartment forms part of the securely-gated corner "Trafalgar" complex that is situated just footsteps away from sprawling Claisebrook Cove parklands where our picturesque Swan River, the iconic Matagarup Bridge and our world-class Optus Stadium on the Burswood peninsula can be viewed.

You will fully appreciate the surprising tranquility and overall security of this boutique development that also offers underground tandem parking for two cars allocated to your apartment - plus a separate storeroom.

A huge covered alfresco-style entertaining balcony - with café/shade roller blinds - is the perfect escape from the stresses of daily life and can be seamlessly accessed from the spacious open-plan living, meals and kitchen area inside. The kitchen itself plays host to double sinks, tiled splashbacks, a range hood, gas cooktop, separate oven, a sleek white

For Sale
Under Offer

View
ljhooker.com.au/3Q0JFGJ

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LJ Hooker City Residential
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dishwasher, a microwave nook and more.

The obvious pick of the bedrooms is a commodious master suite with split-system air-conditioning, a ceiling fan, built-in wardrobes and a large ensuite bathroom - featuring a shower, separate bathtub, toilet and vanity basin. The second bedroom has a built-in robe also, whilst a powder room and separate laundry - with under-bench storage - can be found off the hallway. A semi-ensuite main bathroom can be accessed from the third bedroom where a walk-in robe is complemented by a shower, toilet and vanity.

Secure, monitored entry gates welcome you to this tightly-held development that neighbours the delightful Macey Walk and sits only minutes away from cafes, restaurants, public transport (including the free CAT bus), shopping in the CBD, the beautiful Victoria Gardens, Gloucester Park, the WACA Ground and, of course, Optus Stadium across the river waters. Your chic retreat up in the trees awaits!

Features Include:

- Private gated complex access
- Double-door apartment entrance
- Carpeted living/dining area
- Sliding/openable window to let those river breezes in
- Balcony entertaining amidst the treetops
- Ensuite and semi-ensuite bathrooms - both with their own toilets
- Separate laundry
- Powder room - making it three toilets in total
- Linen cupboard
- Split-system air-conditioning to multiple rooms
- Ceiling fans
- A/V intercom system
- Skirting boards
- Secure underground parking for two cars
- Storeroom
- Manicured complex gardens
- An outstanding lock-up-and-leave home or investment

Points of Interest (all distance approximate):

- Close to bike and walking trails
- 150m to the nearest bus stop - also close to free local CAT public-transport services
- 200m to the Swan River
- 300m to Gloucester Park
- 350m to Victoria Gardens
- 650m to Perth Girls' School Civic Precinct
- 700m to Claisebrook Cove
- 1.1km to Claisebrook Train Station
- 1.2km to Wellington Square redevelopment
- 1.7km to Optus Stadium (via Trafalgar Bridge)
- 2.5km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:



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- Council Rates - \$2,173.95 p.a.
- Water Rates - \$1,513.71 p.a.
- Strata Admin - \$1,523.75 p/qtr
- Strata Reserve - \$83.35 p/qtr
- Residence Area - 130qm
- Total Area - 196sqm

More About this Property

Property ID	3Q0JFGJ
Property Type	Apartment

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