






11/16-28 Waterloo Crescent, East Perth

Boutique Living - Penthouse Level!

Tucked away within a well-kept complex on one of East Perth's most tightly held streets, this residence offers a lifestyle defined by space, light and effortless inner-city living. Quietly positioned yet moments from the action, it's the kind of home that feels calm and private while keeping everything you love about the city right at your doorstep.

The interior is generous and thoughtfully laid out, with open living zones that flow seamlessly to outdoor spaces, creating an easy balance between comfort and functionality. Natural light filters throughout, enhancing the sense of openness and making the apartment feel welcoming from the moment you step inside. Whether it's slow mornings, relaxed evenings or entertaining friends, the space adapts beautifully to everyday life.

Vaulted ceilings and generous proportions frame the open-plan living and dining area, flowing seamlessly to a well-appointed kitchen with crisp white cabinetry, quality appliances and a striking splashback. Large windows and French doors draw in leafy outlooks and natural light, while the covered balcony offers a peaceful spot to relax or entertain. The bedrooms are calm and well-sized, complemented by modern bathrooms finished in fresh, neutral tones. With thoughtful

3  2  2 

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

Brendan Smith

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

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 **LJ Hooker**

storage, a functional laundry, and a warm, welcoming feel throughout, this is an easy, low-maintenance home that balances character, convenience and everyday liveability.

Set just a short stroll from the Swan River, parklands, cafés and the CBD, the location speaks for itself. Claisebrook Cove, free public transport and city conveniences are all within easy reach, making this an ideal option for owner-occupiers and investors alike who value lifestyle, walkability and long-term appeal. A low-maintenance home in a premium riverside pocket, this is inner-city living done right - relaxed, convenient and quietly impressive.

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

This property is currently rented on a fixed term lease at a rate of \$600 per week until 04/02/2026.

Rates & Dimensions:

Council Rates: \$1,646.70 pa

Water Rates: \$1,042.34 pa

Strata Admin: \$1,496.25 p/qtr

Strata Reserve: \$498.75 p/qtr

Residence Area: 98sqm

Total Area: 152sqm

MORE DETAILS

Property ID 3UTJFGJ
Property Type Apartment

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

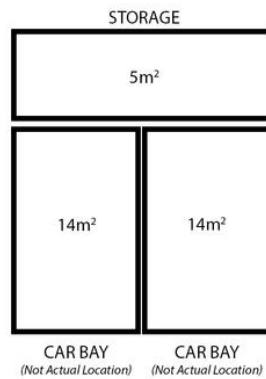
Sharon Smith 0405 814 948

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CAR BAY (Not Actual Location) CAR BAY (Not Actual Location)

<i>Approximate Areas</i>	
Internal Area	98m ²
Car Bay x 2 (Total)	14m ²
Storage	5m ²
Balcony (Total)	21m ²
Total Lot Size	152m ²

LJ Hooker 11/16-28 Waterloo Crescent, 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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