



17/18-22 Plain Street, East Perth

Contemporary Living with River Outlook...

A sophisticated urban sanctuary with an unmistakable sense of space, this beautifully presented East Perth residence pairs refined interiors with sweeping outlooks and an exceptional connection to the city. Framed by expansive glazing and an impressive entertainer's terrace, the home is designed to make the most of its elevated position, bringing natural light, open skies and an enviable indoor-outdoor lifestyle into everyday living. From the considered palette and striking green kitchen to the generous living spaces and panoramic views, this is apartment living with an elevated edge.

THE PROPERTY
Positioned high within the building, this stylish residence immediately impresses with its spacious open-plan design and captivating outlook. Timber-look flooring flows throughout the principal living areas, creating warmth against the crisp white interiors and sophisticated detailing.

The open-plan living and dining zone is wonderfully expansive, with full-height glazing drawing the outside in and creating a seamless visual connection to the enormous balcony beyond. Whether hosting friends, enjoying a quiet morning coffee or settling in for an evening

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FOR SALE
Under Offer by Brendan & Sharon Smith

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LJ Hooker

overlooking the city, this is a space designed for effortless living and entertaining.

The newly updated contemporary kitchen is a true focal point, finished in a distinctive deep green palette and complemented by generous benchtops, ample cabinetry and a substantial island bench. Positioned to remain connected to the living and dining areas, it combines functionality with a strong sense of style. Both bedrooms offer a peaceful retreat with Swan River views and newly carpeted floors, with the primary bedroom benefiting from it's own private ensuite and impressive walk-in wardrobe.

THE FEATURES
At its centre, the expansive open-plan living and dining area creates an impressive sense of scale, beautifully framed by floor-to-ceiling glazing that floods the interiors with natural light and captures the spectacular outlook beyond.

The kitchen is a true statement in its own right, introducing acsophisticated contemporary aesthetic to the heart of the home. Generous surfaces, abundant storage and an expansive island bench create an exceptional space for both everyday living and entertaining, while the considered connection between the kitchen, dining and living areas ensures conversation and connection remain effortless. It is a kitchen designed not simply for practicality, but to become an integral part of the home's overall aesthetic.

Stepping outdoors, the exceptional balcony becomes a natural extension of the living space and one of the home's defining features. Generously proportioned and perfectly positioned to embrace its elevated setting, it offers an extraordinary backdrop for long lunches, evening entertaining or quiet moments overlooking the city. Whether enjoying the changing colours of the skyline by day or watching the city lights emerge after dark, this is an outdoor space that transforms apartment living into something truly special.

THE LOCATION
Set within one of East Perth's most desirable pockets, Plain Street places an enviable lifestyle at your fingertips. Wander to the Swan River and Claisebrook Cove, enjoy the café culture and restaurants surrounding Royal Street, or make the short journey into the Perth CBD whenever the mood takes you.

With the WACA Ground, Optus Stadium, Elizabeth Quay, Kings Park and the city's retail and dining precincts all within easy reach, this is a location that effortlessly balances convenience with lifestyle. Whether you commute to the CBD, enjoy weekends by the river or simply appreciate being close to everything, East Perth continues to offer an exceptional inner-city lifestyle.

THE AMENITIES
The residence is complemented by the convenience of secure apartment living, including your own dedicated carbay, which also has it'sown electric car charging point. The complex itself further enhances the lifestyle with an impressive selection of resident facilities designed for both leisure and convenience. Enjoy access to beautifully maintained communal spaces, a gym, pool and sauna, as well as secure entry, making everyday living effortless.

THE WHY
This is more than an apartment; it is an elevated East Perth lifestyle defined by space, light, views and effortless entertaining. With its expansive interiors, striking designer kitchen, generous bedrooms and exceptional outdoor living, this home offers a level of scale and sophistication that is increasingly difficult to find in the inner city. Add the spectacular outlook, enviable location and beautifully considered

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presentation, and the result is a residence that feels equally suited to relaxed everyday living or impressive entertaining.

THE NUMBERS
Council: $2,130.30 pa
Water: $1,430.88 pa
Strata Admin: $1,740.25 p/qtr
Strata Reserve: $953.75 p/qtr
Internal Area: 79sqm
Total Area: 113sqm

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MORE DETAILS

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Property Type	Apartment

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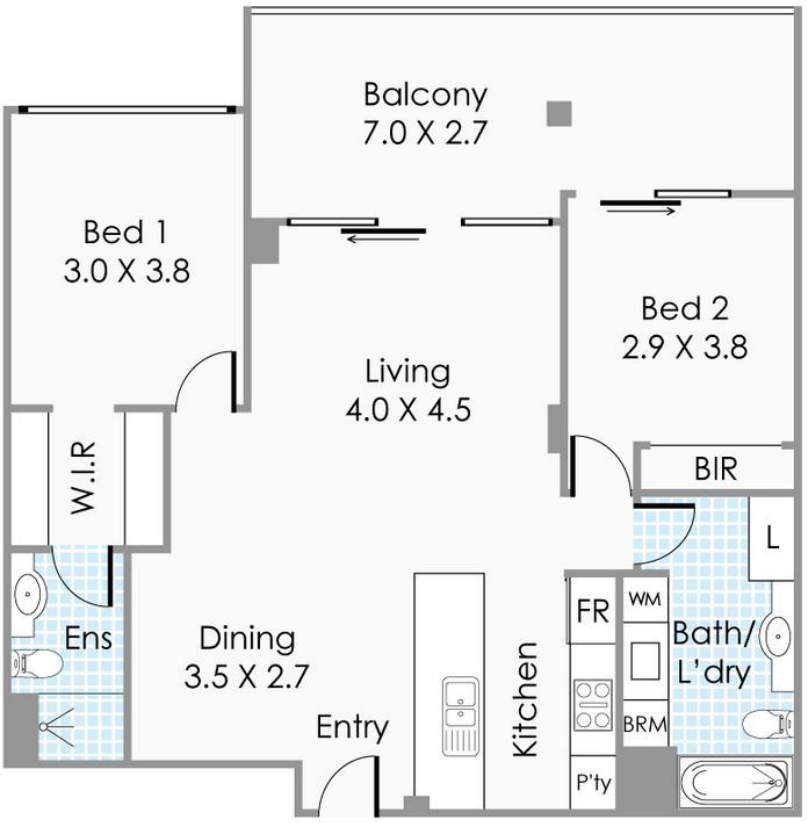


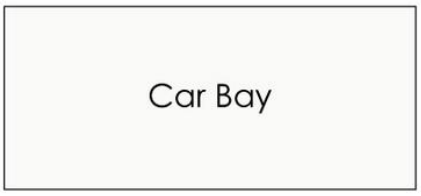






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(Not Actual Location)



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Approximate Areas

Residence:	79m²
Balcony:	18m²
Car Bay:	13m²
Store:	3m²
Total Area:	113m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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