

East Perth, 2/1 Henry Lawson Walk

Quintessential Waterfront Luxury...



(All offers will be presented to the owner once in writing, and the seller reserves the right to accept any offers prior to the closing date)

Boasting generous house-like proportions whilst benefitting from breathtaking city views across the gorgeous Claisebrook Cove inlet, this spacious 280sqm, 4 bedroom 3 bathroom boutique apartment at "The Gallery" forms part of a stunning group of modern riverside residences that sit within close proximity of public transport and the free CAT bus route into the CBD, shopping, restaurants and the Royal Street café strip —the latter just a short stroll away across the delightful Trafalgar Bridge into beautiful Victoria Gardens.

The bonus of an amazing vista of Burswood's state-of-the-art Optus Stadium from across the sprawling Mardalup Park and glistening river waters await you here, as does a highly-functional floor plan beyond double entry doors. Walk through the study and into a vast open-plan living, dining and kitchen area, where you will no doubt spend most of your

For Sale
Under Offer

View
ljhooker.com.au/3P8WFGJ

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LJ Hooker City Residential
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casual time. That is before spilling out on to a huge wraparound entertaining balcony with the best vantage point of all.

Back inside, a separate set of double doors —with linen cupboards to either side —reveals a massive master-bedroom suite with both living-room and balcony access, as well as a large walk-in wardrobe and a sublime ensuite bathroom with a toilet, twin "his and hers" stone vanities and an over-sized shower.

Off both the entry and kitchen, the separate minor sleeping quarters are made up of a separate laundry, a practical main bathroom with a shower, toilet and vanity, third and fourth bedrooms with their own built-in robes and a second - or "guest" - bedroom suite with a built-in robe and a private ensuite/third bathroom, featuring a bathtub, showerhead, powder vanity, toilet and linen cupboard for good measure. An intimate second balcony off the fourth bedroom completes this outstanding package.

The apartment also has a tandem car bay, as well as a single carbay, plus a secure storeroom for good measure. The complex is also securely-gated, has an intercom system and full lift access.

Features include:

- 4 bedrooms, 3 bathrooms with 3 car bays
- Stunning Swan River & Optus Stadium views
- Wooden parquet floors through living
- Built-in study nook/desk near kitchen
- Huge living/dining/kitchen area with large windows
- Carpet to the living/dining space and bedrooms
- Quality kitchen with sparkling stone bench tops
- Double kitchen sinks & stainless-steel dishwasher
- Stainless-steel range hood with gas cooktop
- Breakfast bar and ample kitchen storage space
- Tiled kitchen splashbacks
- Massive covered entertaining balcony
- Spacious master suite with river and stadium views
- Robes in every bedroom
- Separate "guest" suite with its own bathroom
- Spare main bathroom —separate from the laundry
- Ducted air-conditioning throughout
- Security intercom and lift access
- Triple secure car bays and lock-up storeroom
- Secure gated complex

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT bus stop
- Less than 50m to the Swan River
- 80m to Mardalup Park
- 150m to Victoria Gardens (via Trafalgar Bridge)
- 1.0km to Claisebrook Train Station
- 1.3km to Optus Stadium
- 1.5km to the WACA Ground and Gloucester Park
- 2.6km to Perth CBD



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- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$2,807.20 pa
- Water Rates - \$1,611.14 pa
- Strata Admin - \$1,989.00 p/qtr
- Strata Reserve - \$994.50p/qtr
- Internal area - 198sqm
- Total area - 280sqm

More About this Property

Property ID	3P8WFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

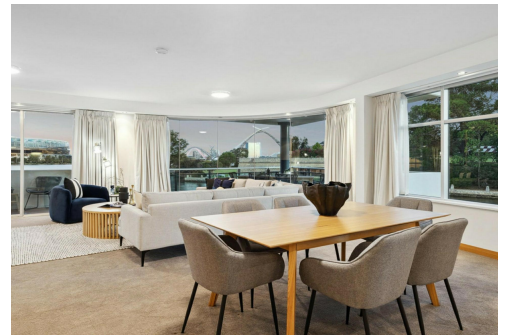
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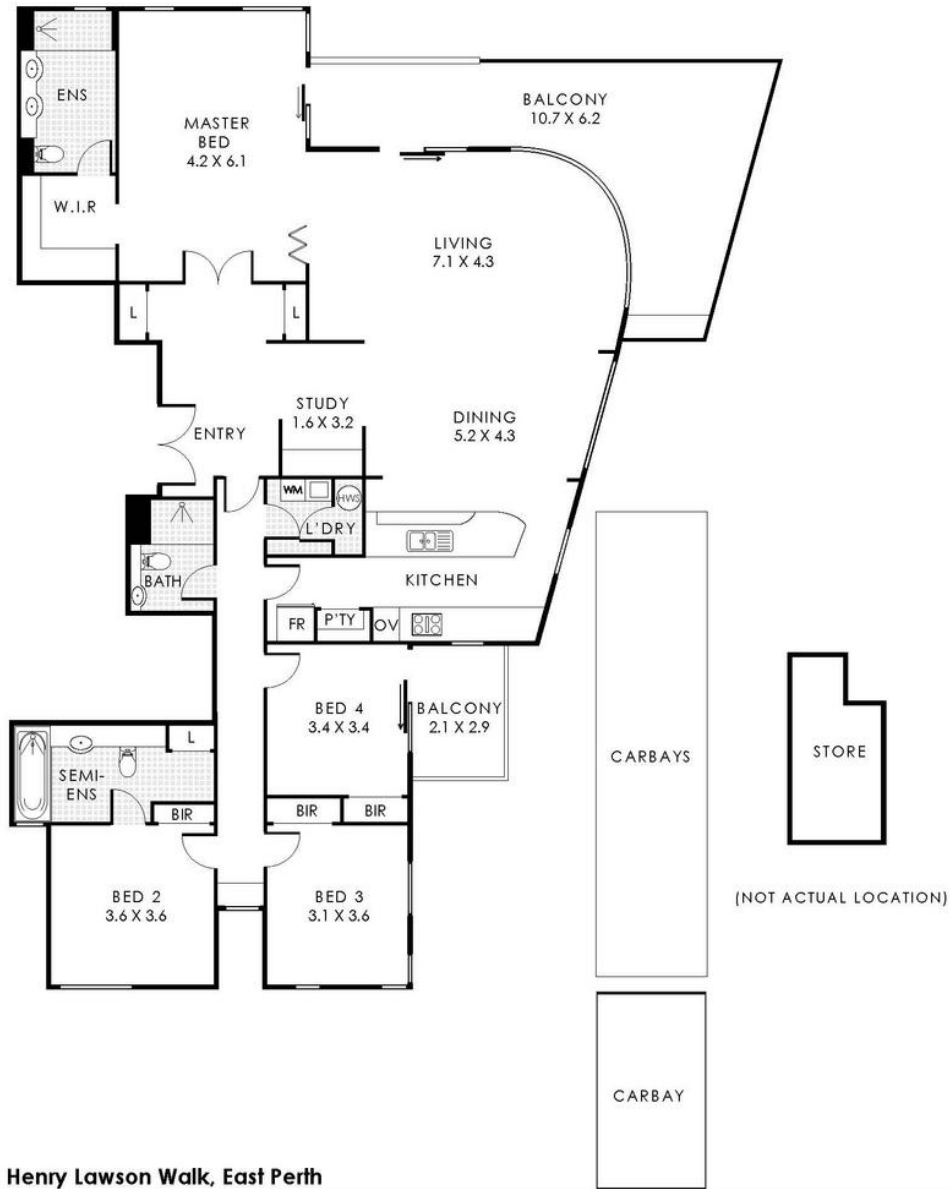
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Residence 198m² | Balcony 37m² | Carbay 27m² | Store 4m²

Total Area 280m²



This floor plan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate dimensions only. Measurements also include do not include or account for wall thickness or roof overhang areas. CBH Chequers will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan, but to be used for any other purposes.
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