



East Perth, 2/14 Waterloo Crescent

Exquisite Urban Living!

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3Q0MFGJ

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Where urban convenience meets modern comfort. This stunning 142sqm property offers a lifestyle of sophistication and convenience in one of Perth's most sought-after locations. Nestled within an exclusive enclave of just 6 residences, this exquisite apartment boasts a prime position in one of East Perth's most prestigious addresses.

Upon entry, a spacious open-plan living and dining area adorned with timber flooring welcomes you, seamlessly flowing onto a delightful front entertainer's balcony surrounded by lush greenery. Featuring three bedrooms and two bathrooms, this home offers a serene retreat complete with charming tree-lined views.

The kitchen exudes quality with its sleek benchtops and modern appliances, including a cooktop, oven, and stainless-steel rangehood and double-drawer dishwasher.

The master bedroom suite stands out with its built-in wardrobes and private ensuite



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(08) 9325 0700

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bathroom, featuring a shower, toilet, and separate bathtub. Enjoy a spacious second bedroom with plush carpets, a built-in-robe and its own direct access to the main bathroom. The third bedroom features the stunning timber flooring found throughout the main living areas and also comes with a built-in-robe for added convenience.

Style meets functionality here, with a cleverly-concealed European-style laundry maximizing space, complemented by ample storage options throughout. Additionally, one secure garage parking bay is included for added convenience.

Living here means enjoying the perks of being right on the free CAT bus route, with easy access to the river, Gloucester Park, and the charming Victoria Gardens. This exclusive address offers not just a place to live, but a dream lifestyle. Experience the epitome of apartment living at its finest!

Features include:

- 3 bedrooms 2 bathrooms
- Timber flooring to main living areas & 3rd bedroom
- Spacious open-plan living/dining/kitchen areas with access to a perfect entertainer's balcony
- Sleek kitchen with modern cooking appliances, including electric stove, oven, stainless steel rangehood & double-drawer dishwasher
- Newly painted throughout and newly carpeted master & 2nd bedrooms
- Built-in-robos to all bedrooms
- Master suite with BIR & private ensuite with shower, toilet vanity & separate bathtub
- Cleverly-concealed European-style laundry
- Split-system air-conditioning
- Secure allocated car bay

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

Rates & Dimensions:

Council Rates: \$ 1,851.45 p.a.

Water Rates: \$1,182.96 p.a.

Strata Admin: \$1,027.14 p/qtr

Strata Reserve: \$212.50 p/qtr

Residence Area: 102sqm

Total Area: 142sqm



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More About this Property

Property ID	3Q0MFGJ
Property Type	Apartment

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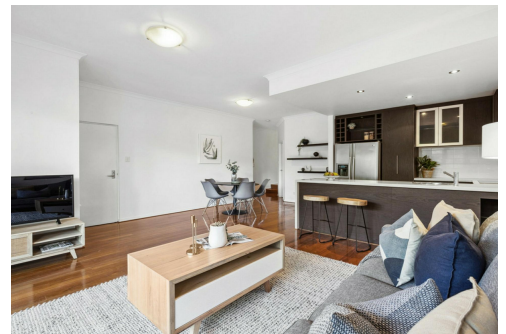
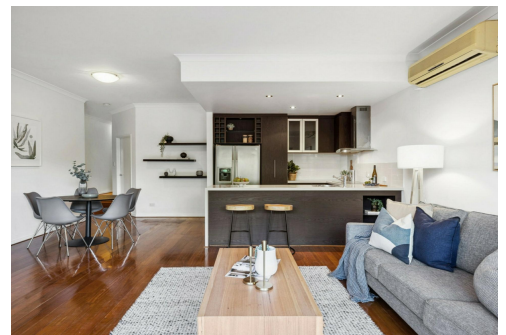
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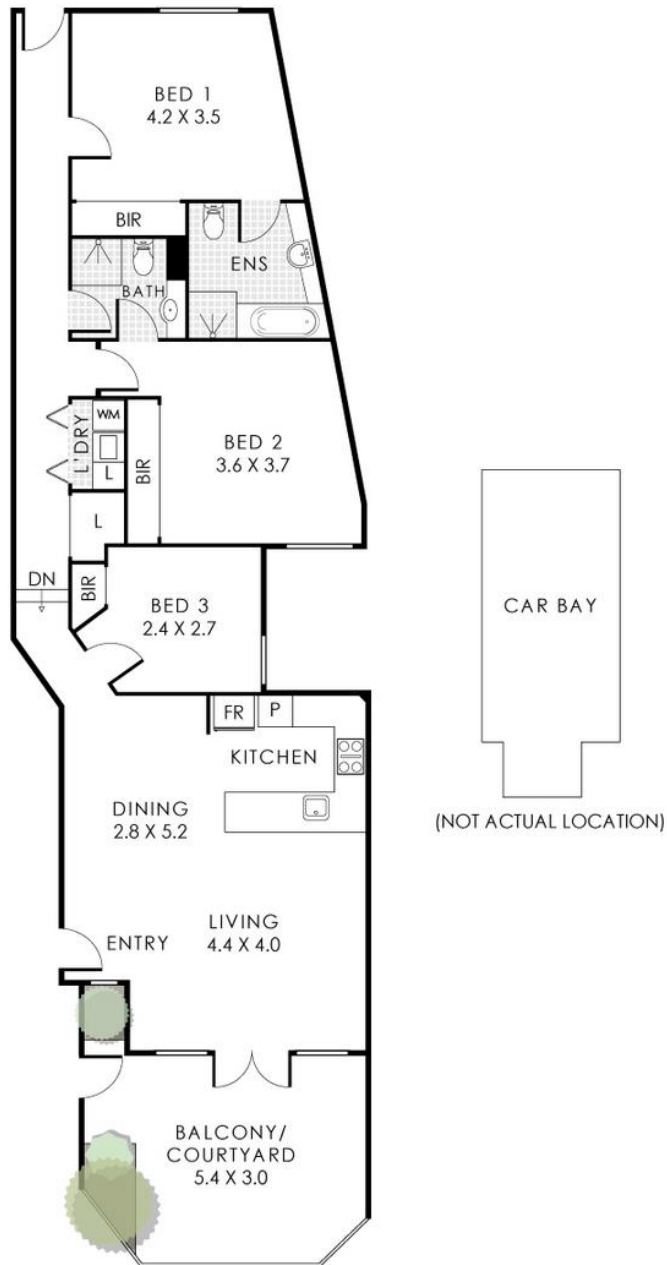
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Residence 102m² | Balcony/ Courtyard 24m² | Car Bay 16m²

Total Area 142m²



This location is for illustration purposes only to show the layout of the property. While 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 area do not include or account for wall thicknesses and/or other under cover. City Chaffey will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.citychaffey.com.au