



East Perth, 2/50 Royal Street

Perfection on the Water...

You will be in absolute awe of this exemplary 259sqm, 3 bedroom 3 bathroom two-level riverside residence's generous 17-metre offering of breathtaking water-frontage views, on top of its pleasant northern orientation, direct river access and its own front door - with the potential for commercial use, if needed.

Essentially two apartments in one, this highly-unique property enjoys spectacular river vistas from both of its living areas, as well as every bedroom. The two totally-segregated living zones are located on separate levels and the bedrooms are all very spacious.

At ground level, an expansive open-plan living and formal-lounge/dining area doubles as a sprawling guest retreat too, complete with its own built-in storage and office nook with desks and cupboards, a separate bathroom with a shower, toilet and vanity, a storeroom, built-in wardrobes to the sole bedroom on the floor and its own river-quayside access door.



For Sale
Under Offer

View
ljhooker.com.au/3RQ8FGJ

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LJ Hooker City Residential
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Upstairs and overlooking the open-plan family and dining area, a quality kitchen comes complete with sparkling stone bench tops and stainless-steel cooking appliances - as well as an adjacent study or built-in meals nook. The spacious second bedroom has built-in robes and sits opposite a functional second bathroom with its own shower, vanity, toilet and cleverly-concealed European-style laundry, behind folding doors.

The commodious master suite is the obvious pick of the bedrooms with its separate "his and hers" built-in robes, alongside an intimate ensuite with a walk-in shower, separate bathtub, toilet and twin-vanity basins. There is a storage cupboard on the lower floor also, as well as an internal hot-water system and direct access to the secure car bays. There is also approximately 17sqm of fabulous outdoor balcony-entertaining space off the family room and two downstairs bedrooms, impressively overlooking beautiful Claisebrook Cove and the river.

Two side-by-side parking bays complement a constantly-heated complex lap pool that also boasts an awesome view over the Cove, as well. Common gym and outdoor-barbecue facilities are simply the icing on the cake, here.

Imagine dual live-work zoning and the opportunity to run a business from the lower level whilst living above (or splitting the residence and renting the bottom while living upstairs) adds outstanding value to the property, also allowing you to take full advantage of an enviable East Perth location just five minutes from the city and within metres of shops, cafes, restaurants and the wonderful waterfront, also close to the exciting Wellington Square redevelopment and the new civic Perth Girls School precinct. This really is a one-of-a-kind apartment that has so much to offer - just you wait and see!

Features include:

- Downstairs kitchenette style area & built ins
- Stylish low-maintenance timber-look flooring
- Separate living areas
- Tiled kitchen with double sinks
- Modern stainless-steel gas-cooktop and oven
- Integrated microwave
- Glass kitchen splashbacks
- Floor-to-ceiling bathroom tiling
- European-style laundry upstairs
- Covered balcony entertaining - with river/cove views
- Full-height balcony windows/sliders
- Stone bench tops throughout
- Ducted and cassette air-conditioning
- Skirting boards
- Two side-by-side car bays
- Secure complex pool, gym and BBQ facilities

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT stop
- Footsteps away from the Claisebrook Cove
- 850m to Claisebrook Train Station
- 1.0km to the WACA Ground and Gloucester Park



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- 1.5km to Perth CBD
- 1.3km to Optus Stadium
- 3.7km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones

Rates & Dimensions:

Council Rates: \$2,393.35 pa

Water Rates: \$1,418.34 pa

Strata Total: \$2,854.55 p/qtr

Total Area: 259sqm

More About this Property

Property ID	3RQ8FGJ
Property Type	Apartment

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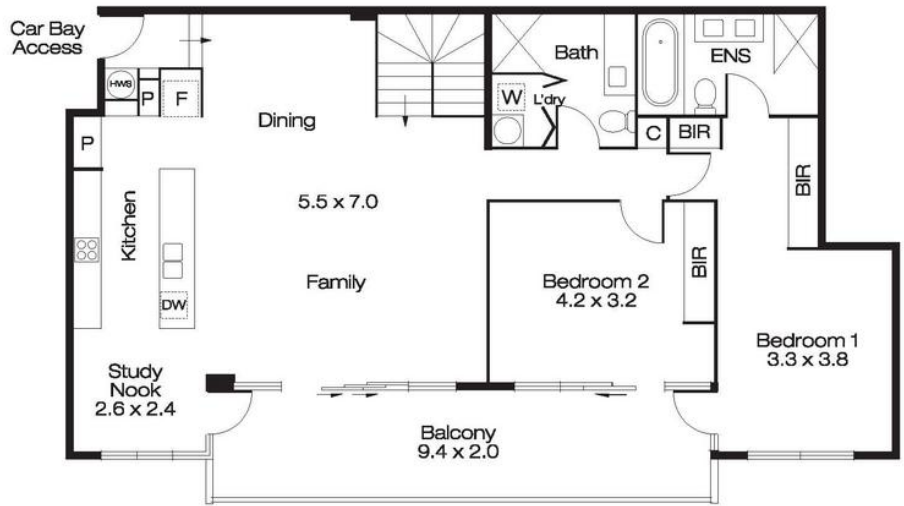
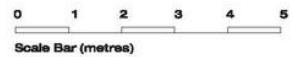


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GROUND FLOOR



FIRST FLOOR

2 / 50 Royal Street EAST PERTH



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