






23/32 Eastbrook Terrace, East Perth

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## Iconic in Every Sense...

Set within one of East Perth's most picturesque pockets, this beautifully positioned 137sqm apartment delivers the kind of lifestyle that effortlessly blends comfort, space and a serene riverside setting. Overlooking lush greenery and just moments from the water's edge, it offers a peaceful retreat while still keeping you connected to everything the inner city has to offer.

Inside, the home welcomes you with warm timber flooring and an abundance of natural light that flows throughout the open-plan living and dining area. Large windows and glass doors draw the outside in, creating a bright and airy space that feels instantly inviting. The layout is both functional and spacious, giving you plenty of room to relax or entertain with ease.

The kitchen is well-appointed with generous bench space, ample storage and quality appliances, making it perfectly suited for everyday living or hosting friends. It connects seamlessly with the living zone, so you're always part of the conversation.

The bedrooms are well-sized and thoughtfully positioned, each offering a comfortable retreat with built-in storage. The bathroom is neat and practical, with a clean, neutral palette that complements the home's overall feel. Stepping outside, the balcony captures a tranquil,

### FOR SALE

Please Call

### AGENTS

Brendan Smith  
0420 217 818  
brendan.smith@ljhooker.com.au

Sharon Smith  
0405 814 948  
sharon.smith@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

leafy outlook - the perfect spot for your morning coffee or to unwind at the end of the day while taking in the peaceful surroundings.

Complete with secure parking and set within a well-maintained complex, this residence places you just a short stroll from Claisebrook Cove, parklands, cafes and public transport. It's a location that truly speaks for itself, offering a relaxed, low-maintenance lifestyle in one of East Perth's most sought-after settings.

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT bus stop
- Footsteps away from the Claisebrook Lake
- 650m to Wellington Square
- 700m to Claisebrook Train Station
- 750m to Girls' School Civic Precinct
- 1.1km to the WACA Ground and Gloucester Park
- 1.5km to Perth CBD
- 1.6km to Optus Stadium
- 2.6km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College
- There is currently a periodic lease in place at a rate of \$660.00 per week

Rates & Dimensions:

Council \$1,808.65 p.a.

Water \$1,274.30 p.a.

Strata Admin \$1,183.35 p/qtr

Strata Reserve \$319.90 p/qtr

Residence Area 97sqm

Total Area 137sqm

## MORE DETAILS

Property ID	3V6SFGJ
Property Type	Apartment
House Size	95 m2
Land Area	137 m2
Including	Air Conditioning Balcony Built-in-Robes

**Brendan Smith 0420 217 818**

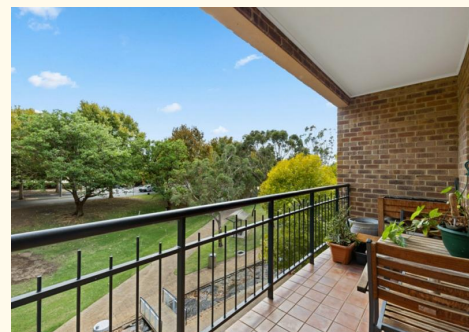
Sales Executive "The Smith Team" |  
brendan.smith@ljhooker.com.au

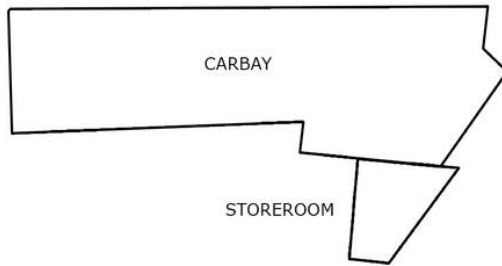
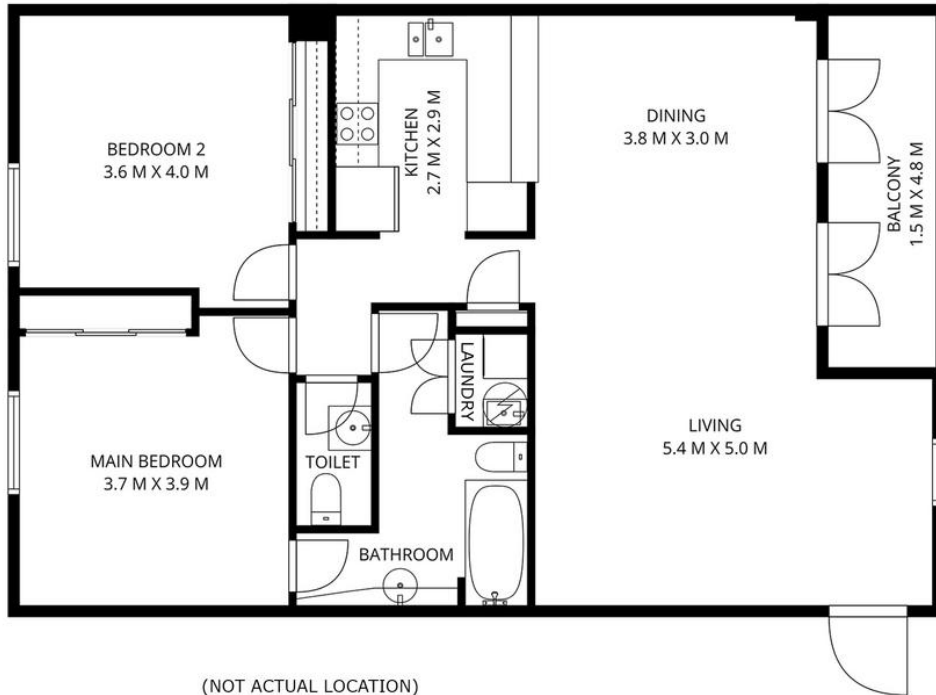
**Sharon Smith 0405 814 948**

Sales Executive "The Smith Team" |  
sharon.smith@ljhooker.com.au

**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





<i>Approximate Areas</i>	
Internal Living Total	97m <sup>2</sup>
Balcony	9m <sup>2</sup>
Carbay	28m <sup>2</sup>
Storeroom	3m <sup>2</sup>
Total Lot Area	137m <sup>2</sup>



23/32 Eastbrook Terrace, 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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