






Sold



25/20 Royal Street, East Perth

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Positioned Picture Perfect...

Perfectly positioned along the sparkling Claisebrook Cove waterfront, this stunning East Perth residence captures the essence of refined inner-city living with a relaxed riverside backdrop. Spanning two levels within a boutique complex, the home delivers an exceptional combination of space, style and tranquillity in one of Perth's most picturesque and tightly held locations.

From the moment you step inside, the home makes an immediate impression. High ceilings, sleek tiling and an abundance of natural light create a bright and welcoming atmosphere throughout the open-plan living and dining area. Expansive floor-to-ceiling windows frame uninterrupted views across the Cove, drawing the outdoors in and creating a calming connection to the waterfront setting. The interiors are further enhanced by quality materials, statement lighting and a layout that feels both elegant and highly functional.

At the centre of the home, the kitchen has been designed with both everyday living and entertaining in mind. Finished with stone benchtops, quality appliances and generous preparation space, it offers excellent storage while remaining seamlessly connected to the living and dining areas. Open the sliding doors and let the evening breeze roll in as you entertain friends or enjoy dinner overlooking the water.

FOR SALE

Under Offer by Brendan & Sharon Smith

AGENTS

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AGENCY

LJ Hooker City Residential
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Upstairs, the accommodation continues the home's sense of comfort and luxury, with each bedroom enjoying the same beautiful water outlook. The spacious master suite is bathed in soft natural light and features stunning views over the Cove, a large built-in robe and a beautifully renovated ensuite complete with a bath, shower, toilet and stylish vanity. The second bedroom is also impressively sized, offering built-in robes and its own renovated ensuite, while the third bedroom provides versatility as a bedroom, office, nursery, or whatever else you may need. Electric blinds have been installed to all windows, allowing you to effortlessly control light and privacy while still enjoying the view.

Designed with comfortable living in mind, the home also includes ducted air-conditioning, excellent storage and secure parking right at your back door, and all within the immaculately maintained Majestic Crest complex. Residents enjoy access to a resort-style outdoor swimming pool and a shared barbecue area that overlooks the Cove - the perfect setting to relax or entertain while soaking in the waterfront atmosphere.

Step outside and you'll find yourself moments from the very best of East Perth. Enjoy morning coffee at the cafés along Claisebrook Cove or Royal Street, stroll along the river's edge, or hop on the free CAT bus for a quick trip into the CBD. Offering space, style and an enviable waterfront position, this exceptional residence delivers a lifestyle defined by relaxed elegance and everyday convenience in one of Perth's most beautiful neighbourhoods.

(Access from the Claisebrook Waterfront)

Points of Interest (all distance approximate):

Minutes to the nearest CAT bus stop

The Swan River right at your doorstep

700m to the Perth Girls' School precinct

800m to the WACA Ground and Gloucester Park

900m to Claisebrook Train Station

1.0km to Wellington Square redevelopment

2.5km to the Perth CBD

3.6km to Optus Stadium

3.6km to Crown Towers

Highgate Primary School and Bob Hawke College catchment

Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council \$2,719.30 pa

Water \$1,605.81 pa

Strata Admin \$1,955.00 p/qtr

Strata Reserve \$952.00 p/qtr

Internal Area 149sqm

Total Area 211sqm

MORE DETAILS

Property ID 3V67FGJ
Property Type Apartment

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |
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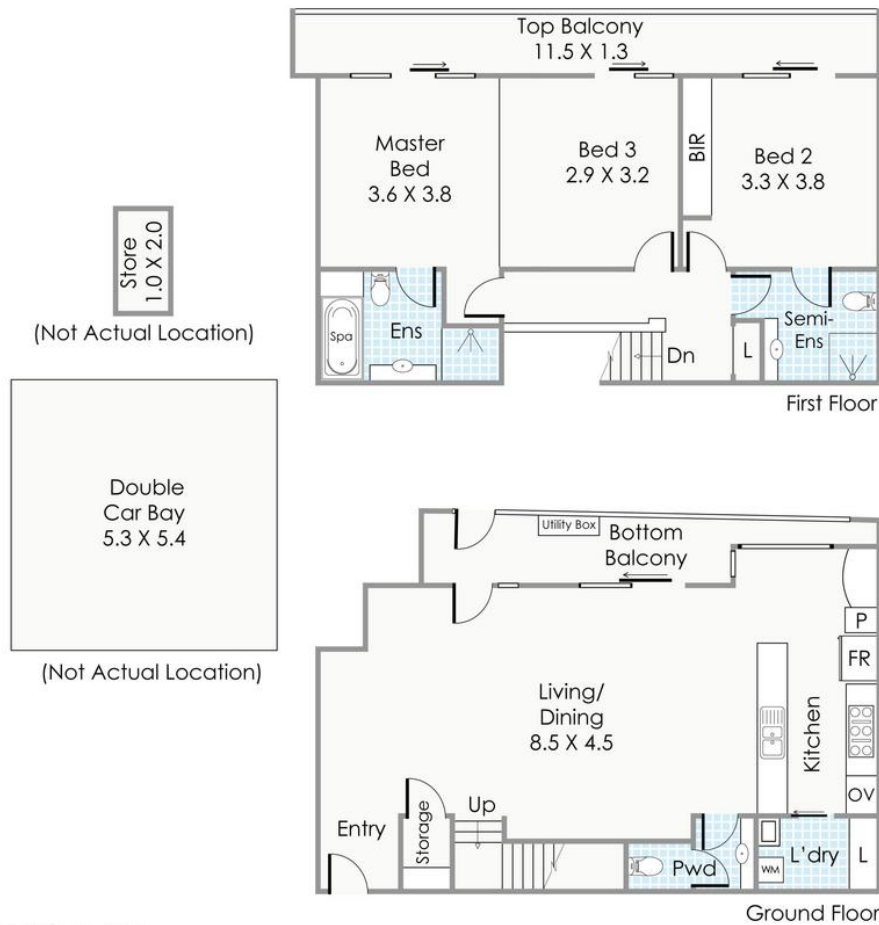
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Approximate Areas

GROUND FLOOR
 Residence: 74m²
 Bottom Balcony: 13m²
 Car Bays: 28m²
 Store: 2m²

FIRST FLOOR
 Residence: 75m²
 Top Balcony: 19m²
Total Area: 211m²

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. Cdn 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. www.cdncreative.com.au



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