



28/1 Henry Lawson Walk, East Perth

## Penthouse Glamour...

Tucked away in the heart of East Perth's Claisebrook Cove, this 233sqm penthouse apartment offers a rare blend of tranquility and urban convenience. With the Swan River as your backdrop, it's the kind of place where mornings start with coffee on the balcony and evenings wind down with a gentle breeze off the water.

Inside, the apartment boasts a spacious layout with quality finishes throughout. The open-plan living and dining area flows seamlessly onto a private balcony, perfect for entertaining or simply soaking in the views. The kitchen is well-appointed, featuring modern appliances and ample storage, making meal prep a breeze.

The bedrooms are generously sized, with built-in robes and balcony access to the master suite, 2nd & 3rd bedrooms. The 4th bedroom is generous in size, giving you the added advantage of using it as a bedroom or even a study. The floorplan flows seamlessly around the home, ensuring plenty of natural light and fresh air.

Location-wise, you're just a short stroll from local cafes, restaurants, and public transport options, offering easy access to the Perth CBD and beyond. Whether you're after a peaceful retreat or a vibrant lifestyle, this apartment delivers on all fronts.

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### FOR SALE

Sold by Brendan & Sharon Smith

### 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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 **LJ Hooker**

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
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates - \$2,745.80 p.a.

Water Rates - \$1,630.66 p.a.

Strata Admin - \$3,001.50 p/qtr

Reserve Fund - \$2,001.00 p/qtr

Residence Area - 167sqm

Total Area - 233sqm

**MORE DETAILS**

Property ID                    3T3XFGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

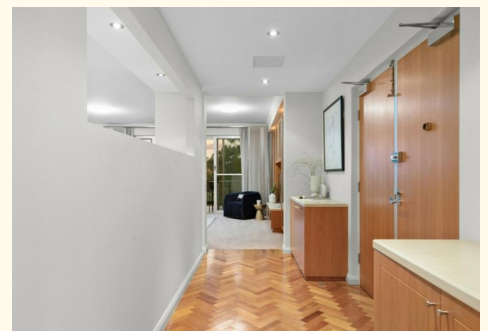
Sales Executive â€“ The Smith Team |  
brendan.smith@ljhooker.com.au

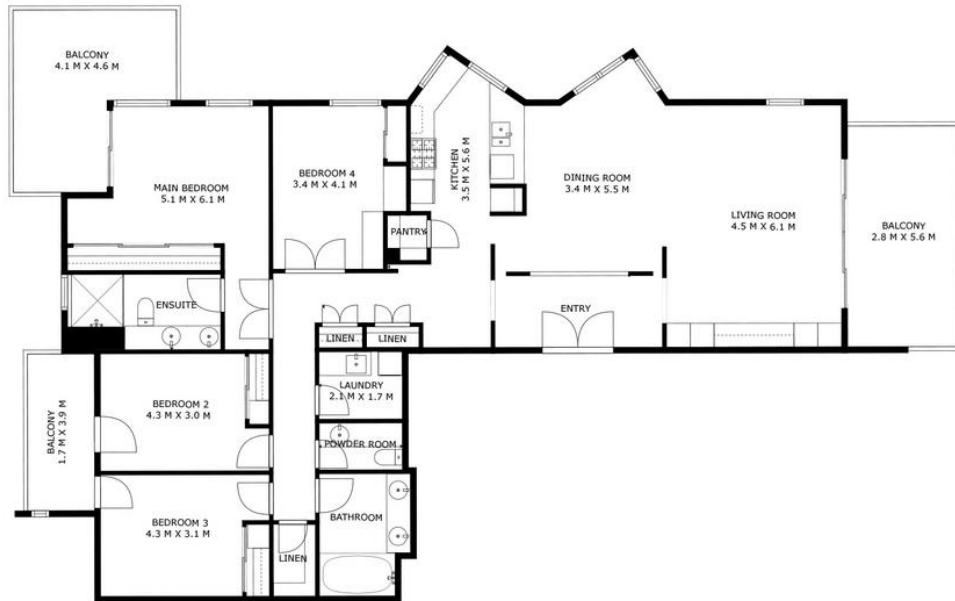
**Sharon Smith 0405 814 948**

Sales Executive â€“ The Smith Team |  
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**LJ Hooker City Residential (08) 9325 0700**

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*Approximate Areas*

|                |                   |
|----------------|-------------------|
| Internal Area  | 167m <sup>2</sup> |
| Balcony        | 38m <sup>2</sup>  |
| Total Lot Size | 233m <sup>2</sup> |

**LJ Hooker** 28/1 Henry Lawson Walk, East 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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