

3/128 Brown Street, East Perth




Boutique on Brown!

Perfectly positioned between the sophistication of the Perth CBD and the vibrant energy of East Perth's entertainment precinct, this exceptional apartment epitomises contemporary elegance and refined city living. Set within a secure, boutique corner complex and only moments from the tranquil waters of Claisebrook Cove, it offers a lifestyle of distinction, style and absolute convenience.

The open-plan living and dining domain is both spacious and sophisticated, seamlessly connecting to a suburb expansive balcony that invites effortless entertaining or quiet moments of relaxation. A striking kitchen anchors the space, showcasing sleek stone benchtops, quality stainless-steel appliances and timeless contemporary cabinetry - a statement in both style and functionality.

Beautifully proportioned interiors reveal three expansive bedrooms, including a sumptuous master retreat with a built-in-robe and chic ensuite; adorned with quality finishes, a shower, vanity and toilet. The 2nd and 3rd bedrooms are thoughtfully separated within the apartment and benefit from built-in-robos.

Every detail has been thoughtfully curated to deliver comfort and class in equal measure, from the abundance of natural light to the effortless indoor-outdoor connection that defines modern urban living.

3  2  2 

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

Brendan Smith
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Sharon Smith
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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

Enviably located, you're mere footsteps from the Whipper Snapper Distillery, Wellington Square, Claisebrook Station and the free CAT bus, with Optus Stadium, the Crown entertainment precinct and the river's edge all within easy reach. Combining elegance, convenience and lifestyle excellence, this is sophisticated city living at its absolute best.

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 300m to Claisebrook Train Station
- 600m to The Royal and our beautiful Swan River
- 700m to the Wellington Square redevelopment
- 1.0km to the Perth Girls School cultural precinct
- 1.3km to Perth CBD
- 1.5km to the WACA Ground and Gloucester Park
- 1.8km to Optus Stadium
- 3.0km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

Council Rates: \$2,395.50 p.a.

Water Rates: \$1,618.17 p.a.

Strata Admin: \$1,788.30 p/qtr

Strata Reserve: \$306.00 p/qtr

Residence Area: 102sqm

Total Area: 161sqm

MORE DETAILS

Property ID	3UBBFGJ
Property Type	Apartment
Including	Dishwasher Built-in-Robes

Brendan Smith 0420 217 818

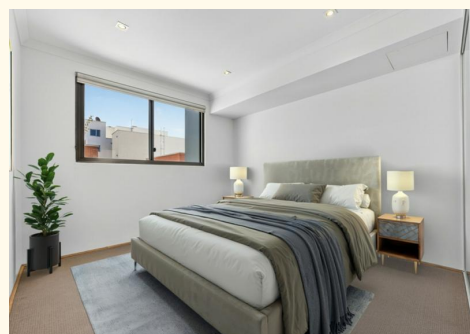
Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

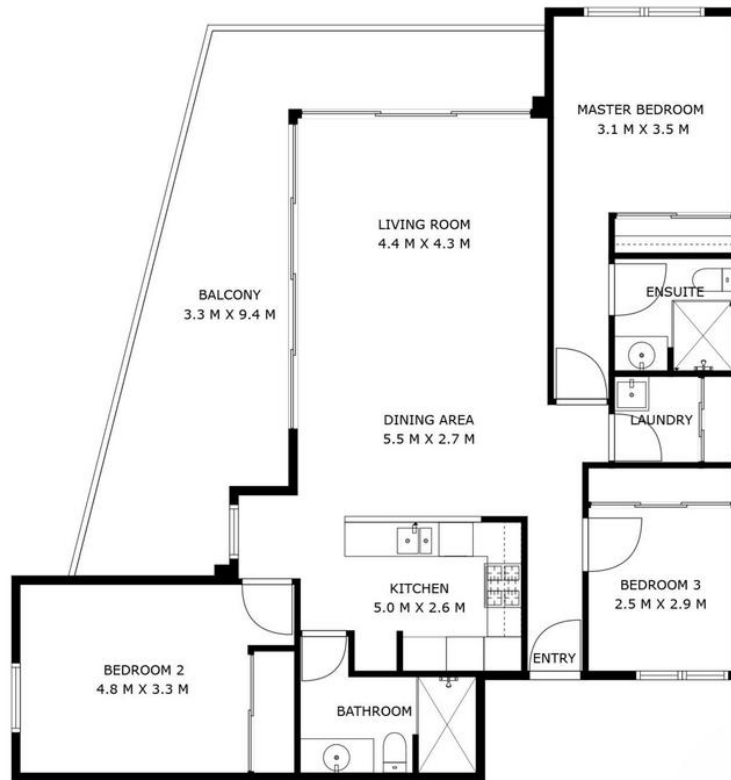
Sharon Smith 0405 814 948

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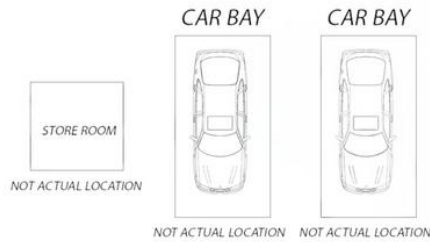
LJ Hooker City Residential (08) 9325 0700

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Approximate Areas	
Internal Living	102m ²
Balcony	30m ²
Car Bay	14m ²
Car Bay	14m ²
Store Room	1m ²
Total Lot Size	161m ²



 **LJ Hooker**

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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.

www.cityresperth.ljhooker.com.au
www.propertyexperience.ljhooker.com.au

