



3/24 Constitution Street, East Perth

3  2  2 

Secluded Luxury in a Garden Setting...

Positioned in a peaceful north-east pocket of the building, this generous 309sqm property delivers a level of space and comfort rarely found in apartment living. With gated access and a location that lets you wander to the Swan River, Claisebrook Cove's leafy parklands and a host of everyday conveniences, it offers an effortless lifestyle in one of East Perth's most sought-after pockets.

The light-filled open-plan living and dining area creates an inviting central hub and flows into a well-designed and stylishly updated kitchen that maximises practicality and function. With stunning stone benches, sleek cabinetry and quality appliances, this kitchen is perfect for a home chef and an entertainer's delight.

All three bedrooms are spacious and practical, with the oversized master suite being the standout, offering excellent built-in robes and a recently renovated ensuite that ensures complete privacy. Outside, a sprawling 141sqm terrace becomes an extension of your living space - the ultimate setting for entertaining on any scale, or simply enjoying the quiet, private surrounds.

Set within a secure, tightly held corner complex beside picturesque

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

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.

 **LJ Hooker**

Macey Walk, you'll love being moments from cafés, restaurants, the free CAT bus, CBD shopping, Victoria Gardens, the WACA, Gloucester Park and the world-class Optus Stadium just over the river. A superb opportunity in a location that ticks every box.

Features include:

- Massive 141sqm courtyard
- Secluded and quiet position in the building
- Open plan living and meals that leads directly outdoors
- Upgraded kitchen with stone benchtops
- Sleek cabinetry and quality appliances including
- Upgraded ensuite bathroom with feature tiling
- Spacious bedrooms, and master retreat with BIRs
- Separate main bathroom and separate laundry
- Allocated parking for two cars and lockable storeroom
- Off-road parking bays for visitors
- Manicured complex gardens

Points of Interest (all distance approximate):

- 150m to the nearest CAT bus stop
- 200m to the Swan River
- 300m to Gloucester Park
- 350m to Victoria Gardens
- 650m to Perth Girls' School Civic Precinct
- 700m to Claisebrook Cove
- 1.1km to Claisebrook Train Station
- 1.2km to Wellington Square redevelopment
- 1.7km to Optus Stadium (via Trafalgar Bridge)
- 2.5km to Perth CBD

Rates & Dimensions:

Council Rates \$2,355.05 pa
Water Rates \$1,594.26 pa
Strata Admin \$1,529.98 p/qtr
Strata Reserve \$83.35 p/qtr
Total Area 309sqm
Internal Area 132sqm

MORE DETAILS

Property ID 3UHBFGJ
Property Type Apartment

Brendan Smith 0420 217 818

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

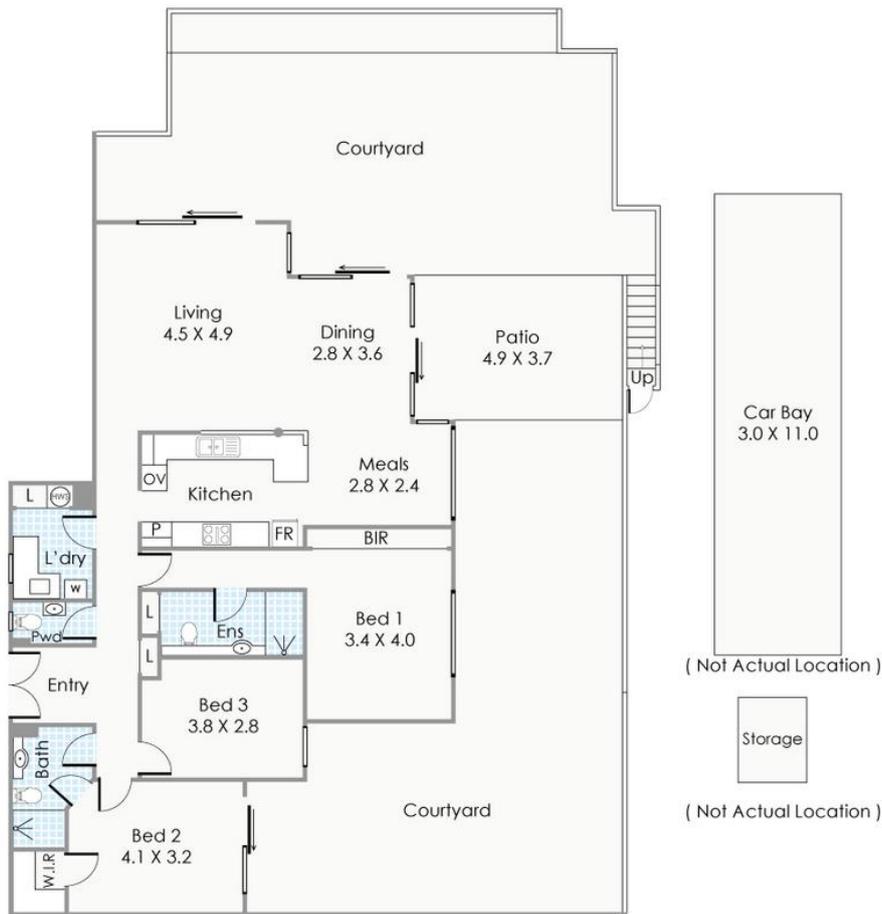
Sharon Smith 0405 814 948

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





Approximate Areas

Residence:	132m ²
Courtyard / Patio:	141m ²
Car Bay:	33m ²
Storage:	3m ²
Total Area:	309m²

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.
www.cribcreative.com.au



3/24 Constitution Street, East Perth