



3/32 Trafalgar Road, East Perth

Exceptional - Apartment - Lifestyle

Offering an impressive combination of space, contemporary style and resort-style living, this beautifully proportioned single level apartment delivers an exceptional lifestyle within a boutique complex. Positioned on the first floor and boasting approximately 150sqm of internal living plus two substantial balconies totalling 46sqm, the residence provides an outstanding 232sqm of total area - ideal for those seeking generous proportions without compromising on convenience.

THE PROPERTY

Step inside and discover a spacious, modern apartment designed around effortless open-plan living and entertaining. Floating timber flooring brings warmth and contemporary appeal to the main living areas, while the seamless connection to the expansive front balcony creates an inviting extension of the living space and an ideal setting for entertaining family and friends.

At the heart of the home is a well-appointed kitchen featuring granite benchtops, quality Bosch appliances and ample storage, overlooking the generous living and dining areas. Three well-proportioned bedrooms are complemented by two bathrooms and a separate powder room, with the king-size master suite providing an impressive

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FOR SALE

Mid \$1 Millions

VIEW

Sat 3rd Oct @ 12:00PM - 12:30PM

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private retreat complete with ensuite and direct balcony access.

THE FEATURES

Generous proportions are a defining feature of this impressive residence, with approximately 150sqm of internal living complemented by two substantial balconies. The approximately 28sqm front balcony provides an outstanding space for outdoor dining and entertaining, while the approximately 18sqm rear balcony is accessible from both the master and second bedrooms, creating an additional private outdoor retreat.

The king-size master suite features a spacious ensuite complete with a corner spa, double basins and stylish fixtures and fittings. Additional appointments include a separate laundry, approximately 8sqm lock-up storage area, alarm system and reverse-cycle air conditioning, combining everyday comfort with the practicality expected from a quality modern apartment.

THE LOCATION

Positioned within a boutique complex, this first-floor residence offers an appealing combination of privacy, space and low-maintenance living. Its generous floorplan and substantial outdoor areas provide an excellent alternative for buyers who want the proportions and functionality of a traditional home with the convenience of apartment living.

Whether entertaining guests across the expansive indoor and outdoor spaces, enjoying the resort-style facilities or simply relaxing at home, this residence provides an easy-care lifestyle designed around comfort and convenience.

THE AMENITIES

Residents enjoy access to an impressive selection of resort-style facilities within the complex, including a swimming pool, heated spa, BBQ area and gym. These shared amenities provide plenty of opportunities to relax, entertain and stay active without having to leave the comfort of the complex.

Combined with two generous private balconies, substantial internal living space and dedicated lock-up storage, the facilities enhance the property's strong lifestyle appeal and make it an excellent option for owner-occupiers, downsizers or buyers seeking a spacious lock-and-leave residence.

THE WHY

Apartments offering this level of space are increasingly difficult to find. With approximately 150sqm of internal living, three generous bedrooms, two bathrooms plus a powder room and an impressive 46sqm of combined balcony space, this residence offers proportions more commonly associated with a traditional home.

Add a modern kitchen, king-size master suite, excellent storage, reverse-cycle air conditioning and resort-style facilities, and the result is an outstanding lifestyle opportunity. Constructed in 2004 and offering approximately 232sqm of total area, this is a home where space, comfort and convenience come together with ease.

THE NUMBERS

Total Area: 232sqm

Internal Living: 150sqm

Year Built: 2004

Council: \$2,414.40 pa

Water: \$1,487.52 pa

Strata Admin: \$2,809.00 p/qtr

Strata Reserve: \$265.00 p/qtr

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MORE DETAILS

Property ID 3W20FGJ
Property Type Apartment

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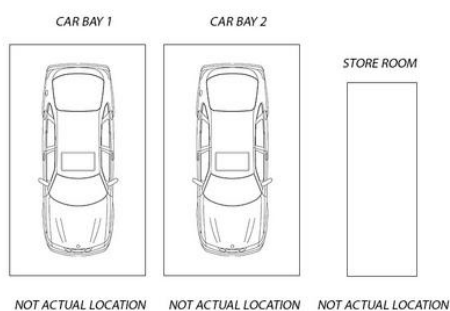
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Approximate Areas

Internal	150m ²
Balcony 1	28m ²
Balcony 2	18m ²
Car Bay 1	14m ²
Car Bay 2	14m ²
Store Room	8m ²
Total Lot Size	232m²

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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.

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