



## East Perth, 309/9 Tully Road

Contemporary Chic...

Perched high on the third level of "9 Tully", this stunning 117sqm, 2-bedroom, 2-bathroom apartment sets the standard for contemporary luxury. Step inside and experience a haven of calm and sophistication, where modern elegance meets meticulous craftsmanship.

Every detail has been thoughtfully designed to create a harmonious living space, from the engineered timber flooring to the high-end Smeg kitchen appliances, including a stainless-steel dishwasher. The open-plan living and dining area is centered around the showstopping kitchen, complete with sparkling stone benchtops, double sinks, induction cooktop, a sleek range hood, a breakfast bar, and premium Blum cabinetry.

The fully-tiled main bathroom-come-laundry is a masterpiece in functionality, featuring stone benchtops, a powder vanity, a washing machine and separate wash trough and glass splashbacks.



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3SMEFGJ](https://ljhooker.com.au/3SMEFGJ)

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**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** 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.

The master ensuite takes indulgence to another level, boasting designer stone vanities and luxurious finishes. Comfort is paramount, with split-system air-conditioning throughout to ensure year-round climate control. Storage is both ample and stylish, with fitted, mirrored built-in wardrobes finished in elegant woodgrain panelling.

The panoramic views are truly something to behold. While Optus Stadium, the historic WACA Ground, and Perth's rolling hills form a stunning backdrop to the apartment building. Entertain in style on the spacious tiled alfresco balcony, or step outside and immerse yourself in the lifestyle perks of East Perth. Stroll along the Greenway walkway, admire the public artworks, or enjoy an active lifestyle with cycling, kayaking, or a scenic run along the picturesque foreshore.

This is more than just an apartment - it's a lifestyle destination. Nestled in the heart of cosmopolitan Claisebrook Cove, you are mere steps from Perth's best cafes, bars, and fine dining, with Optus Stadium, Graham Farmer Freeway, and East Perth Train Station just moments away. Whether you seek relaxation or excitement, this is the perfect urban retreat. Welcome home!

#### Features Include:

- Located close to everything, just a heartbeat away from parks, cafes and other amenities
- Designed for the perfect lifestyle, make this your dream home within East Perth
- Quality reconstituted Statuario design stone kitchen benchtops
- Bathroom vanities and basins are of European-designed reconstituted stone
- Full-height wall tiling to bathrooms/laundries
- Timber flooring to the open-plan living, dining and kitchen area
- Light, bright and carpeted bedrooms
- Huge shower and toilet to the master ensuite
- Air-conditioning to all bedrooms and living areas
- Floor-to-ceiling windows and sliding doors with double glazing throughout
- Custom-designed wardrobe cabinetry and much more
- Allocated under-cover parking with extra visitor-parking bays
- Audio-intercom system and full lift access

#### Points of Interest (all distance approximate):

- CAT bus services around East Perth and the CBD
- 100m to Graham Farmer Freeway
- 300m to Claisebrook Cove
- 300m to the Swan River
- 500m to Victoria Gardens (over the Trafalgar Bridge)
- 550m to Claisebrook Train Station
- 850m to East Perth Train Station
- 1.8km to HBF Park (formerly known as NIB Stadium)
- 2.3km to Perth CBD
- 2.7km to Optus Stadium

#### Rates & Dimensions:

Council Rates: \$2,001.85 pa

Water Rates: \$1,664.10 pa

Strata Admin: \$829.70 p/qtr

Strata Reserve: \$572.33 p/qtr



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Residence Area: 72sqm

Total Area: 117sqm

## More About this Property

Property ID	3SMEFGJ
Property Type	Apartment
House Size	108 m2

### Brendan Smith 0420 217 818

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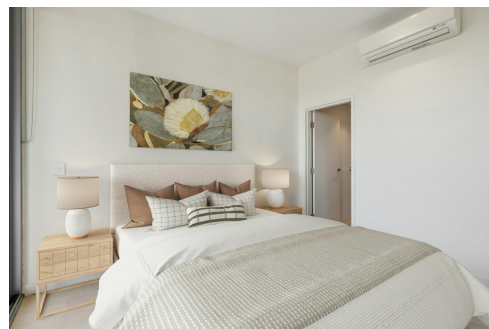
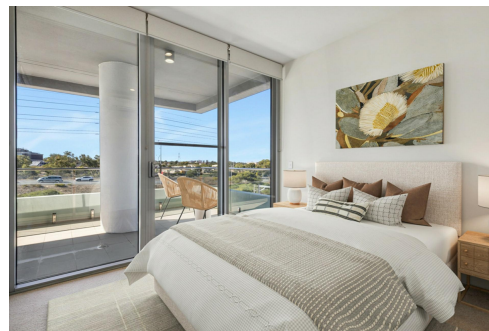
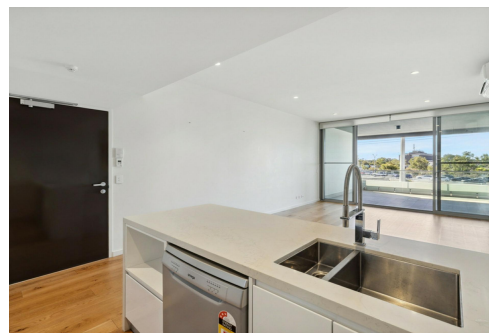
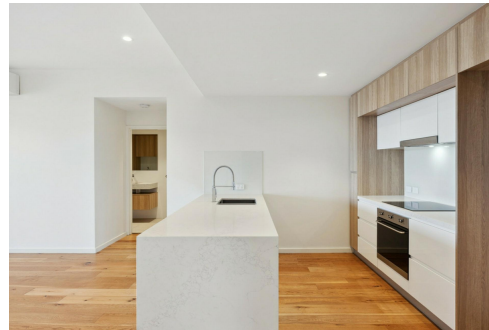
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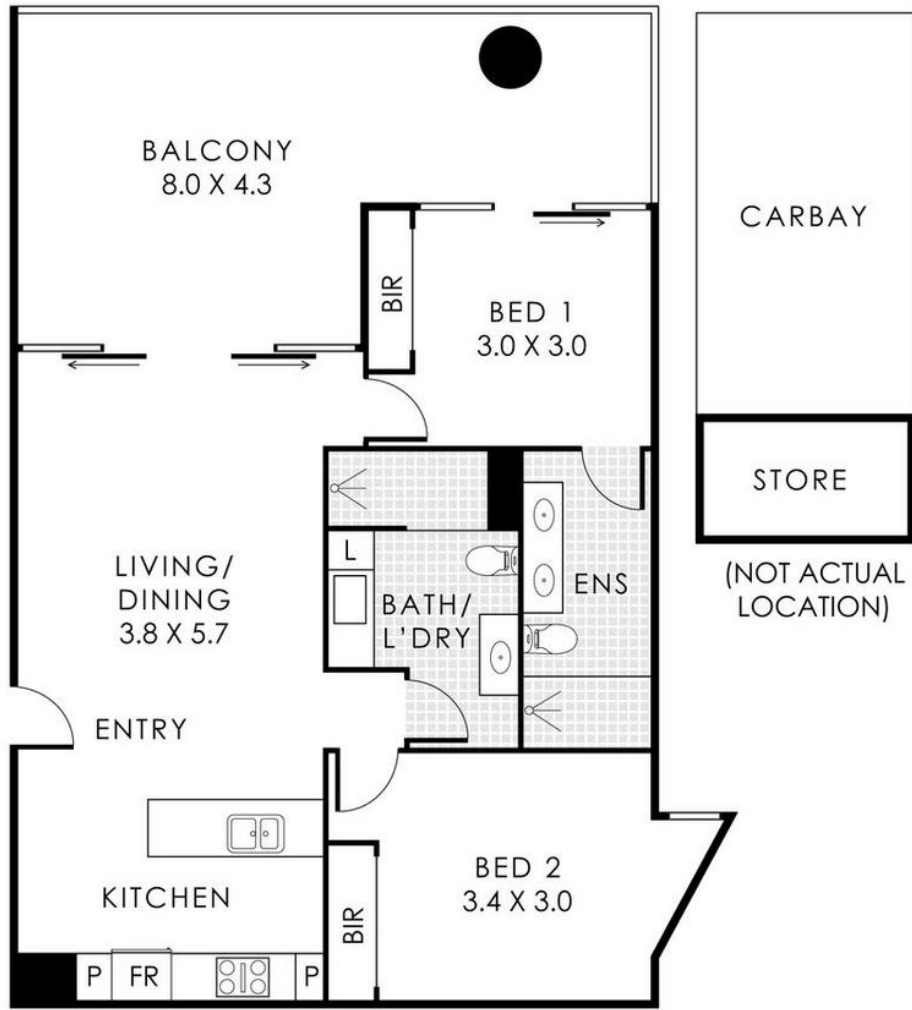
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**309/9 Tully Road, East Perth**

Residence 72m<sup>2</sup> | Balcony 28m<sup>2</sup> | Carbay 13m<sup>2</sup> | Store 4m<sup>2</sup>  
**Total Area 117m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C/SJ Creations 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.  
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