






4/24 Constitution Street, East Perth

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## Garden Views - River Precinct...

Tucked away in a beautifully maintained boutique complex, this expansive 240sqm, 3-bedroom, 2-bathroom residence offers peaceful, low-maintenance living just a short stroll from the picturesque Swan River and Claisebrook Cove parklands.

Enjoy the privacy and security of a tightly held complex with gated entry and underground parking for two cars. Overlooking lush gardens, the spacious open-plan living and dining area flows seamlessly onto a covered balcony - perfect for relaxed alfresco entertaining in leafy surrounds.

The well-designed kitchen features easy-care flooring, sleek appliances, gas cooking, double sinks, and tiled splashbacks. All three bedrooms are carpeted for comfort, with the master boasting a walk-in robe and its own private ensuite. Bedrooms two and three include mirrored built-in robes and share the stylish main bathroom. A separate laundry with under-bench storage adds convenience.

Live moments from everything - from the cafes and dining of East Perth, to the riverfront paths, Victoria Gardens, Optus Stadium, Gloucester Park and the WACA. With free CAT bus access and the city within easy reach, this is a sanctuary that offers both connection and calm.

**FOR SALE**  
Under Offer

### AGENTS

Brendan Smith  
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### 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**

Features Include:

- Sprawling single level design
- Double-door entrance
- Gas-bayonet heating and split-system air-conditioning
- Modern kitchen appliances
- Gorgeous leafy aspect from your own large balcony
- Carpeted bedrooms
- Showers, toilets and vanities in both bathrooms
- Separate laundry
- A/V intercom system
- Private gated access
- Secure underground parking for two cars
- Manicured complex gardens
- An outstanding lock-up-and-leave home or investment

Points of Interest (all distance approximate):

- Close to bike and walking trails
- 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
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$2,236.80 pa

Water Rates: \$1,516.83 pa

Strata Total: \$1,528.18 p/qtr (approx.)

Total Area 240sqm

Internal Area 124qm

**MORE DETAILS**

Property ID                    3TC3FGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

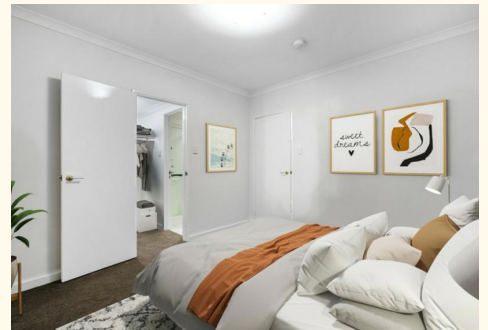
Sales Executive â€” The Smith Team |  
brendan.smith@ljhooker.com.au

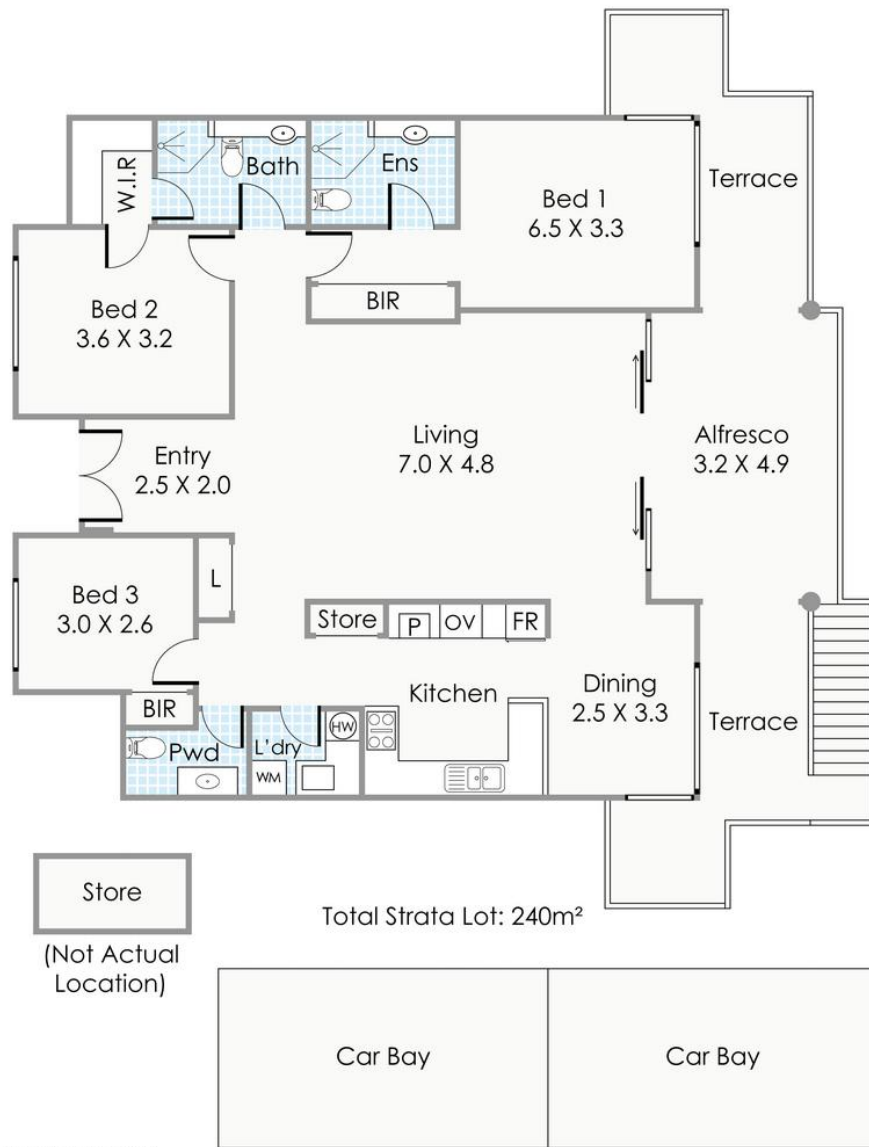
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**LJ Hooker City Residential (08) 9325 0700**

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Approximate Areas

Residence:	124m <sup>2</sup>
Alfresco + Terrace:	79m <sup>2</sup>
Store:	3m <sup>2</sup>
Car Bays:	34m <sup>2</sup>
<b>Total Area:</b>	<b>240m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Call Creative 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. www.callcreative.com.au

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