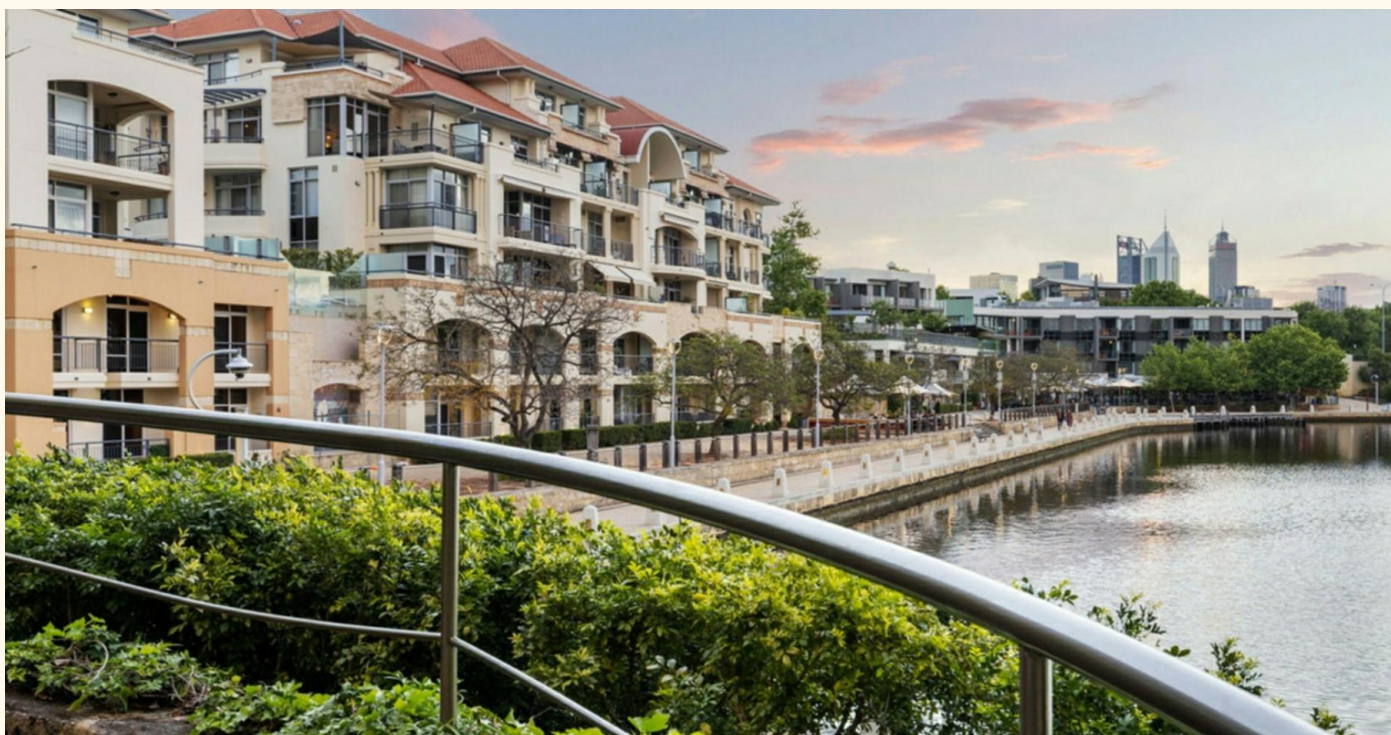




40/20 Royal Street, East Perth

A Peaceful Inner-City Escape!

Overlooking the tranquil waters of Claisebrook Cove, this spacious two-bedroom, two-bathroom apartment offers an exceptional opportunity to secure a low-maintenance waterfront lifestyle in the heart of East Perth. With generous living areas, a private balcony, resident pool facilities and the CBD just moments away, it is perfectly suited to owner-occupiers, downsizers and investors alike.

THE PROPERTY

Positioned within the tightly held Claisebrook Cove precinct and located within the beautifully maintained Majestic Rise & Majestic Crest complex, this generous two-bedroom, two-bathroom apartment delivers an effortless East Perth lifestyle with water views from the balcony, excellent internal proportions and the convenience of a secure apartment setting. Set amongst landscaped surrounds and overlooking the peaceful cove, it offers a wonderful balance between inner-city accessibility and a quieter waterfront address.

The open-plan living and dining area flows directly to the private balcony, creating a relaxed space to entertain, unwind or take in the outlook across the water. With a practical layout, well-maintained interiors and access to resident facilities, this is an ideal opportunity for owner-occupiers, downsizers or investors seeking a premium East Perth position.

2 2 2

FOR SALE

From \$899,000

VIEW

Sun 27th Sep @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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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 FEATURES

The apartment offers two well-proportioned bedrooms, each with built-in robes, including a main bedroom with its own ensuite. The second bedroom enjoys easy access to the main bathroom, making the floorplan particularly well suited to shared living, guests, a small family or those wanting separation between the bedrooms.

The central kitchen is finished with sleek benchtops, ample cabinetry, quality appliances and a breakfast bar overlooking the main living zone. A separate laundry, excellent storage throughout and the spacious open-plan design add further everyday practicality.

THE LOCATION

Set along Royal Street, this apartment enjoys one of East Perth's most desirable waterfront settings. Claisebrook Cove sits at your doorstep, with its scenic walking paths, riverside parklands, vibrant cafes and restaurants, creating an exceptional everyday environment just moments from the CBD.

The Perth CBD is easily accessible, with a free CAT stop right at your doorstep, while the nearby East Perth precincts provide convenient access to daily amenities. It is a location that offers genuine lifestyle appeal while retaining the connectivity and practicality of inner-city living.

THE AMENITIES

Enjoy morning walks around the cove, riverside cycling routes and nearby green spaces, with the Swan River foreshore and Victoria Gardens both close by. The complex also features a sparkling swimming pool and BBQ facilities, offering a welcome space to relax without leaving home.

Crown Perth, Optus Stadium, Matagarup Bridge, the WACA Ground and Elizabeth Quay are all within easy reach, while the free CAT bus and nearby train services make commuting into the CBD and beyond simple. Northbridge, Yagan Square and Perth's retail and dining precinct are also only minutes away.

THE WHY

Opportunities to secure a spacious two-bedroom, two-bathroom apartment with views of Claisebrook Cove are always in demand. This residence brings together a functional indoor-outdoor layout and a waterfront setting that remains peaceful while being close to everything.

Whether you are seeking a convenient lock-and-leave home, a low-maintenance city base or a well-positioned investment, this apartment represents an outstanding entry into one of East Perth's most established lifestyle precincts. Secure, spacious and superbly located, it is ready to enjoy from day one.

THE NUMBERS

Council Rates: \$2,368.10 pa

Water Rates: \$1,454.52 pa

Strata Admin: \$1,150.00 p/qr

Strata Reserve: \$560.00 p/qr

Internal Area: 101sqm

Total Area: 144sqm

Year Built: 2001

DISCLAIMER

The information contained herein has been prepared for advertising and marketing purposes only and does not constitute an offer, representation, warranty, or form part of any contract. While every care has been taken to ensure the accuracy of the information

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MORE DETAILS

Property ID	3W8VFGJ
Property Type	Apartment
Including	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes

Brendan Smith 0420 217 818

Sales Executive " The Smith Team |
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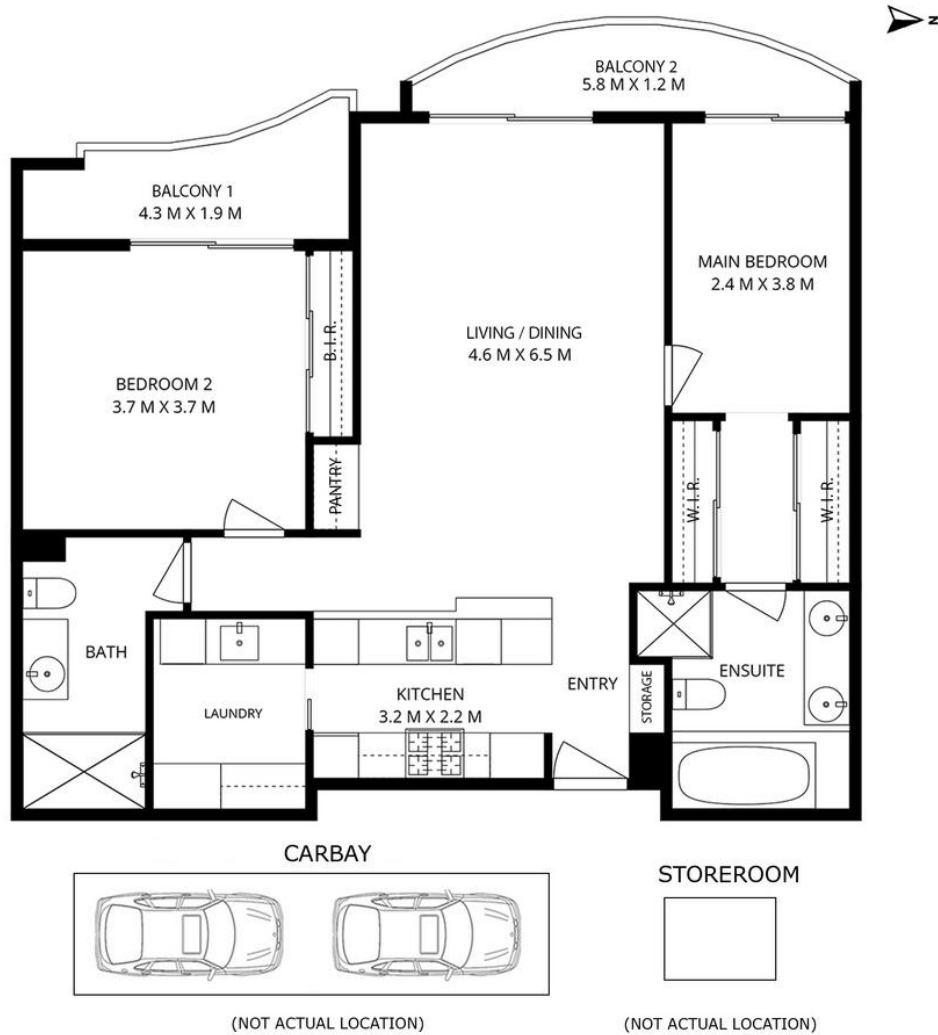
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Approximate Areas	
Internal Area	101m ²
Carbay	29m ²
Storeroom	2m ²
Balcony 1	5m ²
Balcony 2	7m ²
Total Lot Size	144m ²

 **LJ Hooker**

40/20 Royal St, East Perth

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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