

East Perth, 5/1 Royal Street

Where Style Meets Generous Living...

Step into this expansive 220sqm residence that exudes a timeless design and style, a rarity in today's market. This corner 3 bedroom 2 bathroom apartment is nestled in the heart of East Perth's Claisebrook Cove, offering unparalleled convenience with local amenities, cafes, parks, and transportation options just steps away.

The focal point of this apartment revolves around the main living space, featuring windows on all sides and a sunlit north-facing aspect, as well as elevated ceilings and thoughtfully proportioned spaces ensure your comfort.

The master bedroom emanates a grandeur not commonly found in contemporary apartments, boasting a spacious walk-in robe and an impressive ensuite. The well-zoned minor bedrooms provide privacy, making them ideal for hosting guests or accommodating family visits.

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3P1TFGJ

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LJ Hooker City Residential
(08) 9325 0700

Unwind on your private balcony, generously sized for hosting large dinner parties, while enjoying picturesque views of nearby Victoria Gardens and the tranquil Swan River. This residence offers a blend of classic charm and modern convenience in a coveted East Perth location.

Features include:

- Ducted reverse cycle air conditioning
- An integrated dishwasher
- Stone benchtops and plenty of overhead and under-bench storage
- Carpeted living and bedroom areas
- Master bedroom has a generous sized walk-in-robe and an ensuite with his and hers sinks, a shower and a bath
- Spacious 2nd bedroom with a built-in robe
- Third bedroom or optional study
- Fully tiled bathrooms
- Separate laundry with linen cupboard
- Powder room with toilet
- Large balcony overlooking Victoria Gardens
- Full lift access
- Security intercom system
- Two secure car bays and a lockable storeroom

Points of Interest (all distance approximate):

- CAT bus stop right out the front of the building
- 700m to the Perth Girls School precinct
- 800m to the WACA Ground and Gloucester Park
- 900m to Claisebrook Train Station
- 1.0km to the Wellington Square redevelopment
- 2.5km to Perth CBD
- 3.6km to Optus Stadium
- 3.6km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

Total Area 220sqm

Residence Area 166sqm

Council Rates - \$2,173.95 p.a.

Water Rates: \$1,349.70 p.a.

Strata Admin - \$1,755.21 p/qtr

Strata Reserve - \$202.60 p/qtr



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More About this Property

Property ID	3P1TFGJ
Property Type	Apartment
Land Area	164 m ²

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

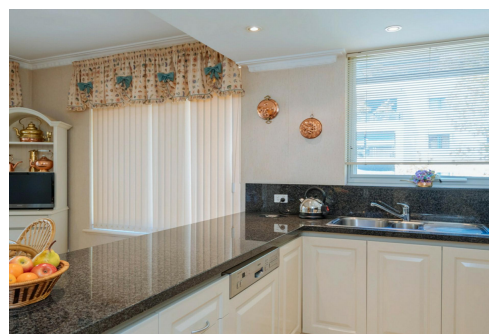
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