



East Perth, 5/39 Tully Road

The Epitome of Style & Design...

Nestled in an exclusive group of just eight residences, this stunning single-level, 170sqm residence, offers premium finishes and impeccable style in the heart of East Perth. Positioned less than 150 metres from the Swan River, this modern sanctuary is a rare find in the sought-after Claisebrook precinct.

Designed for effortless living and entertaining, the three-bedroom layout maximizes space with a seamless flow. The gourmet kitchen-boasting high-end finishes and generous proportions-integrates beautifully with the dining area and an expansive outdoor terrace, perfect for hosting gatherings of any size.

The light-filled living room leads down a private hallway to the well-zoned bedrooms. The king-sized master suite and two additional double bedrooms all feature soaring ceilings, creating an airy, luxurious feel. The stylish bathrooms elevate the space with full-height tiling and frameless shower screens for a refined touch. This premium residence is move-



For Sale
Under Offer

View
ljhooker.com.au/3SDYFGJ

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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.

in ready today!

Additional Features:

- Solid timber floors throughout
- Large master bedroom with generous walk in robe
- Ducted vacuum & gas bayonet for heating
- Ducted reverse-cycle air conditioning for year-round comfort
- Full lift access directly to your floor
- Security intercom system for peace of mind
- 2 side by side, secure, undercover car bays
- Well-maintained boutique development with picturesque streetscape
- On-site visitor parking and garden & BBQ areas

Location & Nearby Attractions:

- Swan River & scenic cycleways
- Optus Stadium
- Local parks & walking trails
- Claisebrook Train Station & free CAT bus
- Trendy cafés, restaurants & bars

Rates & Dimensions:

- Total Area: 170sqm
- Living: 110sqm
- Balcony: 23sqm
- Storeroom: 5sqm

- Council \$2,099.75 pa
- Water : \$1,369.32 p.a.
- Admin Levy: \$1,285.35 p.q.
- Reserve Levy: \$184.50 p.q.

More About this Property

Property ID	3SDYFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

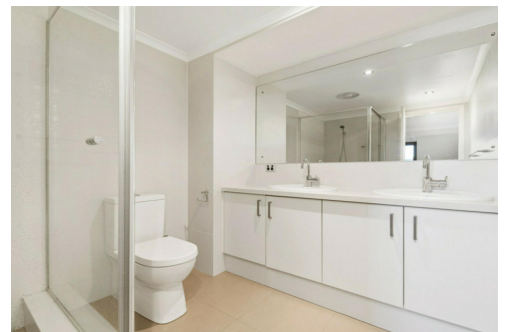
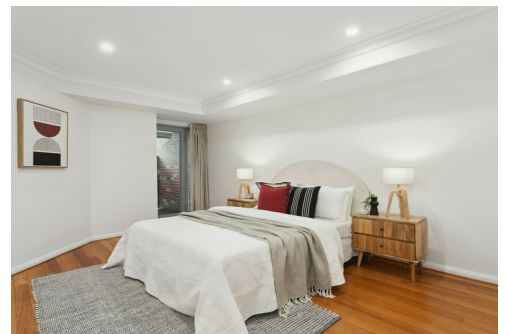
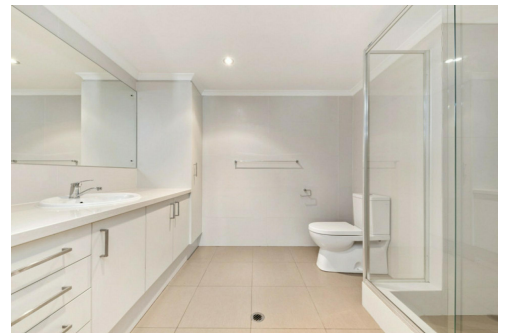
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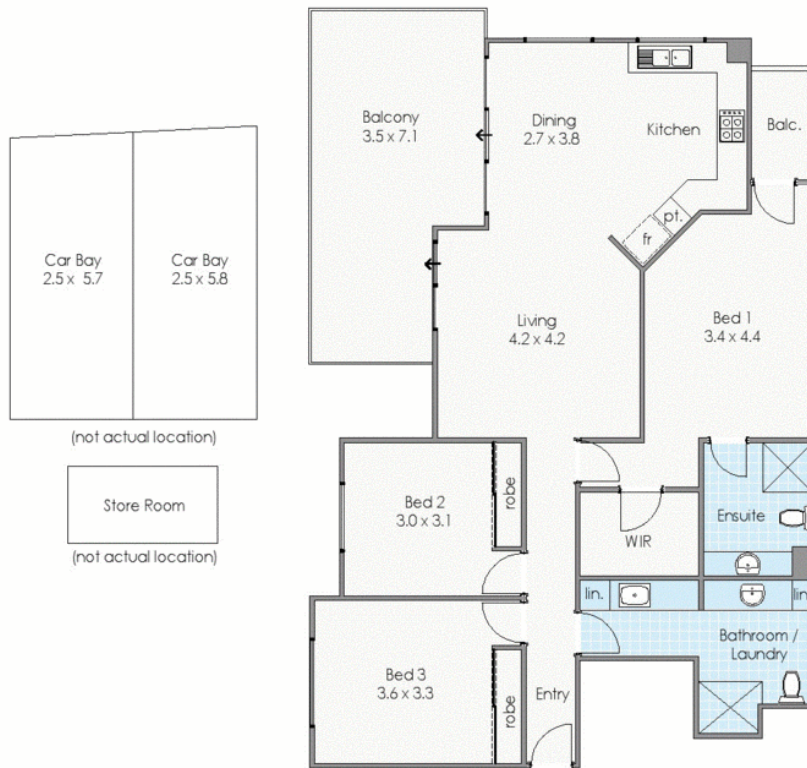
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Approximate Areas

Residence:	110m ²
Balconies:	26m ²
Car Bays:	29m ²
Store Room:	5m ²
Total area:	170m²

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