



East Perth, 57/34 East Parade

A Charming East Perth Gem Awaits You!

Nestled in the vibrant heart of East Perth, this delightful 2-bedroom residence offers a perfect blend of convenience and charm. Just moments away from the scenic Claisebrook Cove and Swan River, you'll find yourself surrounded by lush parks and picturesque trails, ideal for those who love to stay active or simply enjoy a leisurely stroll. The property is also within walking distance to an array of cafes and dining options, making it easy to indulge in the local culinary delights.

The home itself boasts a well-thought-out layout, perfect for both relaxation and entertaining. The open-plan living and dining area provides a welcoming space for family gatherings or quiet evenings at home. With two comfortable bedrooms, there's ample space for a small family or professionals looking for a home office setup. The single car parking adds an extra layer of convenience in this bustling suburb.

East Perth is known for its vibrant community and excellent amenities, including proximity



For Sale
Under Offer

View
By Appointment

Contact
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LJ Hooker City Residential
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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.

to some of the city's top schools. Whether you're starting a new chapter or looking to invest, this property offers a fantastic opportunity to be part of an exciting neighborhood. Don't miss your chance to secure this charming home - act quickly before it's gone!

Location Highlights (all distances are approximate):

- 400m to Claisebrook Cove & Swan River
- 450m to Victoria Gardens via Trafalgar Bridge
- 500m to Graham Farmer Freeway
- 750m to Claisebrook Train Station
- 1.0km to East Perth Train Station
- 1.2km to Optus Stadium
- 1.9km to Perth CBD
- Highgate Primary & Bob Hawke College Catchment Zones
- Near Mercedes College & Trinity College
- Easy access to CAT bus, local shops, cafes & bars

Rates & Dimensions:

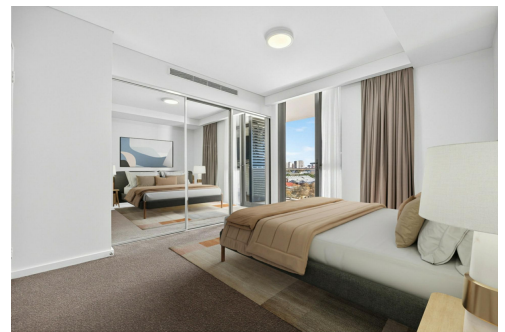
- Council Rates: \$1,943.15 p.a.
- Water Rates: \$1,355.35 p.a.
- Strata Admin: \$1,198.05 p/qtr
- Strata Reserve: \$110.25 p/qtr
- Total Area: 112sqm
- Internal Area: 63sqm

More About this Property

Property ID	3TMHFGJ
Property Type	Apartment

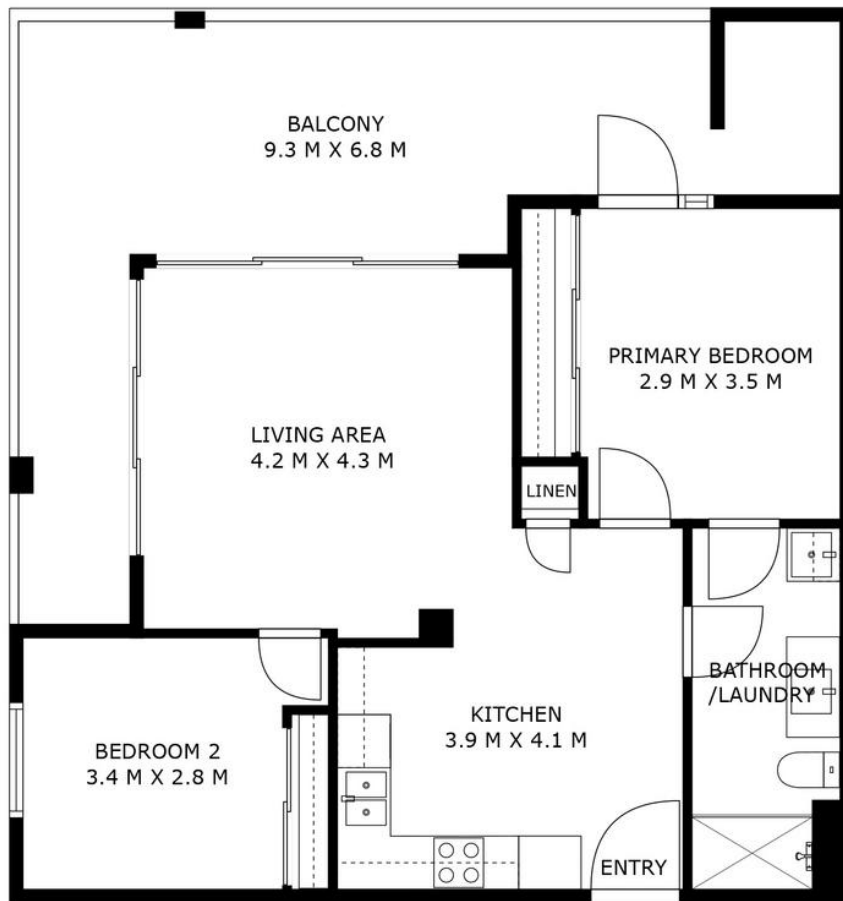
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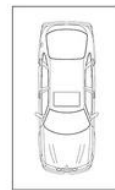
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Approximate Areas

Internal Living	63m ²
Balcony	31m ²
Car Bay	13m ²
Store Room	5m ²
Total Lot Size	112m ²



NOT ACTUAL LOCATION



NOT ACTUAL LOCATION

 **LJ Hooker**

57/34 E Parade 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.

www.cityresperth.ljhooker.com.au
www.perthrealestaemedia.com



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