



East Perth, 6/24 Constitution Street

Riverside Serenity...



Nestled under a lush canopy of trees, this spacious 197sqm, 3 bedroom 2 bathroom apartment offers a private and tranquil escape within the securely-gated "Trafalgar" complex on the corner. It is perched footsteps from the picturesque Claisebrook Cove parklands, where you'll enjoy stunning views of the Swan River, Matagarup Bridge and Optus Stadium, all while being surrounded by the vibrant cityscape.

Step inside the apartment itself to discover a huge open-plan living, dining and kitchen area, graced by sparkling granite bench tops, glass splashbacks, double sinks and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. It also so seamlessly flows out to a large covered alfresco-style entertaining balcony that splendidly overlooks the trees along the street and is protected by pull-down café blinds.

The master-bedroom suite is a standout with its full-height mirrored built-in wardrobes and intimate ensuite bathroom - shower, toilet, vanity and all. A separate laundry - well-

For Sale
Please Call _____

View
ljhooker.com.au/3S1HFGJ

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appointed with more granite counter tops and a walk-in linen press/pantry - can be found off the kitchen.

Secure monitored entry gates lead to your boutique retreat, complete with underground parking for two cars and a private storeroom. Perfectly positioned near Macey Walk, cafes, restaurants, public transport, the CBD and iconic landmarks - including beautiful Victoria Gardens, this "hidden gem" offers a harmonious blend of city convenience and peaceful riverside living. A treetop sanctuary awaits you!

Features include:

- Private gated complex access
- Double-door apartment entrance
- Timber-look floorboards
- Gas-bayonet heating and split-system air-conditioning in the living space
- Dishwasher in the kitchen
- Mirrored built-in robes
- Showers, toilets and powder vanities in both bathrooms
- Separate laundry
- Covered balcony entertaining
- Granite bench tops
- A/V intercom system
- Skirting boards
- Secure underground parking for two cars
- Storeroom
- Off-road parking bays for visitors
- 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 bus stop - also close to free local CAT public-transport services
- 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 - \$2,315.10 p.a.
- Water Rates - \$1,528.34 p.a.
- Strata Total - \$1,358.33 p/qtr.
- Residence Area - 140sqm
- Total Area - 197sqm



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More About this Property

Property ID 3S1HFGJ

Property Type Apartment

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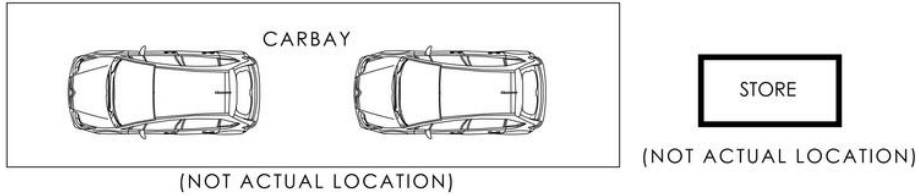
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6/24 Constitution Street, East Perth

Residence 140m² | Balconies 20m² | Store 3m² | Car Bay 34m²
Total Area 197m²



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 walls, fixtures or roof areas under eaves. City Centre 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.
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