

## East Perth, 7/10 Eastbrook Terrace

### Lakeside Living!

(The seller reserves the right to accept any offers prior to the closing date)

Superbly situated within a striking development overlooking the scenic Claisebrook Lake and just footsteps from the picturesque Swan River at Claisebrook Cove, this 76sqm, two-level apartment is one of only 10 boutique residences in its class.

Downstairs, a spacious open-plan living, dining and kitchen area extends out, via double doors, to a private entertaining balcony. Separate double doors reveal a cleverly-concealed European-style laundry, with the upper floor playing host to a huge bedroom suite with a large walk-in wardrobe and a generous ensuite bathroom — toilet, shower, vanity and all.



#### For Sale

Under Offer

#### View

[ljhooker.com.au/3PA7FGJ](http://ljhooker.com.au/3PA7FGJ)

#### Contact

##### Brendan Smith

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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.

**LJ Hooker City Residential**  
**(08) 9325 0700**

Positioned for the ultimate cosmopolitan lifestyle, convenience is key here, with the free CAT bus at your fingertips and a leisurely stroll connecting your doorstep to the vibrant pulse of Perth CBD, complete with local amenities like the nearby IGA supermarket, bars and restaurants. Embrace the ideal location for urban living where every convenience is within reach, beckoning you to experience the finest East Perth has to offer!

Features include:

- Open-plan living/dining/kitchen area downstairs
- Electric range-hood, hotplate and oven appliances
- Double kitchen sinks
- Ample kitchen storage options
- Upstairs bedroom suite with a walk-in robe
- Balcony entertaining
- European-style laundry
- Split-system air-conditioning
- Skirting boards
- Internal hot-water system
- Single car bay
- Storeroom
- Small group of only 10 apartments — built in 2000 (approx.)

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT
- Footsteps away from the Claisebrook Lake
- 700m to Girls' School Civic Precinct
- 750m to Wellington Square
- 800m to Claisebrook Train Station
- 1.0km to the WACA Ground and Gloucester Park
- 1.4km to Optus Stadium
- 1.6km to Perth CBD
- 2.4km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,548.00 p.a.
- Water Rates - \$1,138.98 p.a.
- Strata Admin - \$1,874.72 p/qtr
- Strata Reserve - \$142.50 p/qtr
- Internal Area - 54sqm
- Total Area - 76sqm



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## More About this Property

Property ID	3PA7FGJ
Property Type	Apartment

### Brendan Smith 0420 217 818

Sales Executive | [brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

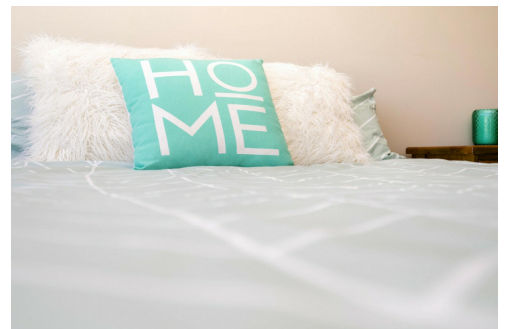
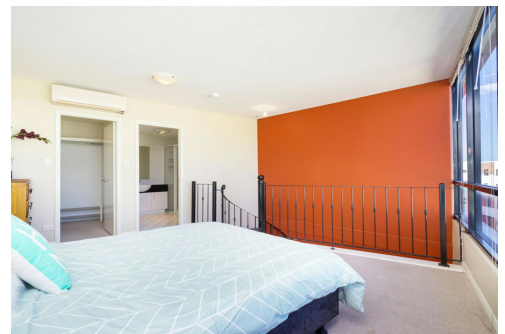
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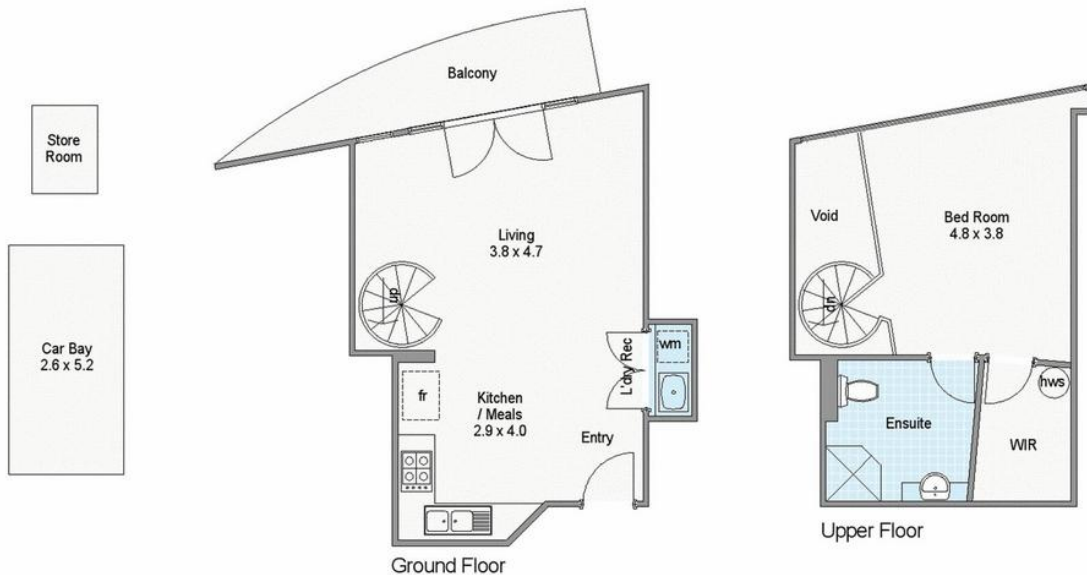
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#### Approximate Areas

Ground Floor:	29m <sup>2</sup>
Upper Floor:	25m <sup>2</sup>
Balcony:	6m <sup>2</sup>
Car Bay:	13m <sup>2</sup>
Store Room:	3m <sup>2</sup>
Strata area:	76m <sup>2</sup>

All measurements are estimates  
All dimensions are in metres.  
Plans are for demonstration only.  
[www.cribcreative.com.au](http://www.cribcreative.com.au)



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