






9/16-28 Waterloo Crescent, East Perth

## Refined Riverside Living...

Positioned in a charming riverside complex, this spacious 154sqm residence delivers the perfect blend of comfort, character and lifestyle in one of East Perth's most picturesque pockets. From the moment you arrive, the leafy surrounds and classic brick facade set the tone, while inside you're welcomed by generous proportions, warm timber flooring and a flowing layout designed for easy living and effortless entertaining.

The expansive living and dining zone is the true heart of the home, filled with natural light, it is a space that feels both vibrant and inviting. The kitchen is sleek and practical with ample storage, quality appliances and plenty of bench space, making it just as suited to casual weeknight meals as it is to hosting friends. Sliding doors extend the living outdoors to a private balcony where you can relax with a morning coffee or evening wine while soaking in tranquil views of the surrounding greenery and glimpses of the water and skyline.

The bedrooms are well-considered and generously-sized, making them feel peaceful and private. They are complemented by a well-appointed bathroom with separate shower and bath, plus the bonus of an internal laundry for everyday convenience. Every corner of the home reflects a sense of space, light and liveability that's increasingly hard to find in apartment living.

3  2  2 

### FOR SALE

Sold by Brendan & Sharon Smith

### AGENTS

Brendan Smith

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Sharon Smith

0405 814 948

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### AGENCY

LJ Hooker City Residential

(08) 9325 0700

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 **LJ Hooker**

Set moments from the Swan River's edge, scenic walking paths, parklands, cafés and the CBD, this is a lifestyle address that truly delivers on location as well as comfort. Whether you're searching for a stylish city base, a smart investment or a home that balances tranquility with connectivity, this is an opportunity that captures the very best of East Perth living.

Points of Interest (all distances are approximate):

- 50m to the nearest CAT bus stop
- 350m to Perth Girls' School Civic Precinct
- 450m to Gloucester Park
- 700m to the Swan River
- 700m to Victoria Gardens
- 700m to Wellington Square redevelopment
- 750m to Claisebrook Cove
- 1.2km to Optus Stadium (via Trafalgar Bridge)
- 1.5km to Claisebrook Train Station
- 1.7km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$ 1,646.70 pa  
Water Rates: \$1,040.91 pa  
Strata Admin: \$1,260.00 p/qtr  
Strata Reserve: \$420.00 p/qtr  
Residence Area: 98sqm  
Total Area: 154sqm

## MORE DETAILS

Property ID                    3V3CFGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

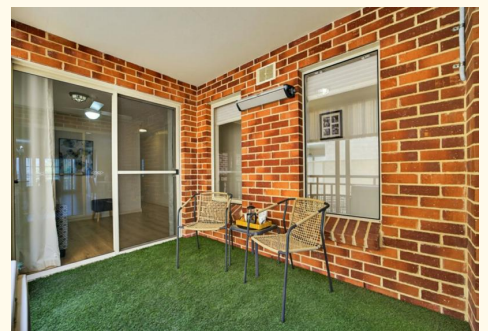
Sales Executive â€” The Smith Team |  
brendan.smith@ljhooker.com.au

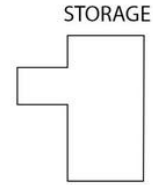
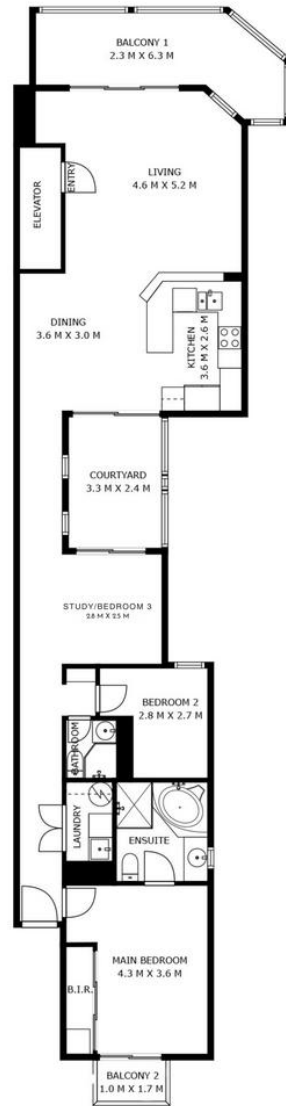
**Sharon Smith 0405 814 948**

Sales Executive â€” The Smith Team |  
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**LJ Hooker City Residential (08) 9325 0700**

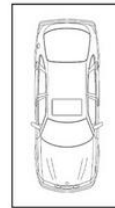
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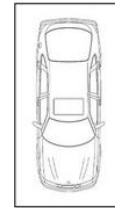


NOT ACTUAL LOCATION

CAR BAY 1



CAR BAY 2



NOT ACTUAL LOCATION

<i>Approximate Areas</i>	
Internal Area	98m <sup>2</sup>
Courtyard	8m <sup>2</sup>
Balcony 1	12m <sup>2</sup>
Balcony 2	3m <sup>2</sup>
Car Bay 1	15m <sup>2</sup>
Car Bay 2	15m <sup>2</sup>
Storage	5m <sup>2</sup>
Total Lot Size	154m <sup>2</sup>



9/16 Waterloo Cres, 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.

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