



12 Gibraltar Way, East Perth

A Touch of Tuscany...

Commanding one of the most iconic positions in East Perth, this remarkable green title residence rises over four expansive levels, delivering close to 500sqm of refined indoor and outdoor living. With a prized northern aspect and uninterrupted outlook across Victoria Gardens to the sparkling Swan River, the setting is as breathtaking as the home itself.

Behind its striking facade lies a masterfully renovated interior where European elegance meets contemporary comfort. Ornate wrought-iron detailing, statement stonework and handcrafted stained-glass windows add layers of character, while Tasmanian Oak floors and quality double glazing ensure warmth and quiet sophistication throughout. Every finish has been carefully curated, creating a home that feels both grand and inviting.

The primary living level is nothing short of spectacular. Here, open-plan living, dining and kitchen spaces unfold beneath high ceilings, centred around custom timber cabinetry and a feature fireplace that anchors the room beautifully. Large doors spill out to a private terrace balcony, perfectly positioned to capture river views and cooling breezes. It's a space designed for long lunches, evening drinks and effortless entertaining.

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FOR SALE

Sold by Brendan & Sharon Smith

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Interested parties must rely solely on their own enquiries.



The kitchen is a standout in both design and performance. Stone benchtops, extensive cabinetry and premium appliances - including a statement Ilve double oven with gas cooktop, integrated Miele refrigeration and a Qasair extractor - make it as functional as it is impressive. A walk-in pantry with additional preparation space ensures everything has its place, whether you're hosting a crowd or enjoying a quiet night in.

Entirely devoted to indulgence, the top floor is a true parents' sanctuary. A private sitting area connects seamlessly to two balconies, both showcasing sweeping river vistas. The master suite occupies the whole level and features a fully customised walk-in robe, an opulent marble ensuite with steam room and even a discreet kitchenette for added luxury. It's a retreat in every sense of the word.

On the entry level, two generously sized bedrooms each feature built-in robes and charming Juliet balconies. Travertine floors flow through the hallways, and both rooms enjoy serene water views. A beautifully finished study upstairs provides an ideal work-from-home space, positioned to enjoy natural light and outlook.

The lower level has been transformed into an entertainer's haven, complete with a fully equipped bar, additional kitchenette, powder room and laundry. From here, doors open to a private courtyard where a cedar-lined alfresco overlooks the below-ground pool - your own resort-style escape. A built-in wine cellar completes the picture, ready for celebrations year-round.

With Victoria Gardens at your back gate and the Swan River just steps away, you are within easy walking distance of Claisebrook Cove, Royal Street's café strip, and the Matagarup Bridge connecting you to Optus Stadium and Crown. The CBD is only minutes away, along with the Perth Girls School precinct, the WACA Ground and key transport links. Positioned within sought-after school catchments and close to leading private colleges, the convenience is undeniable.

This is not simply a home - it's a landmark lifestyle property. Spacious, sophisticated and set in an irreplaceable riverfront position, 12 Gibraltar Way stands in a class entirely of its own.

Points of Interest (all distance approximate):

- Footsteps away from the nearest CAT bus stop
- Backs on to Victoria Gardens
- Less than 100m to the Swan River and Claisebrook Cove
- 600m to Matagarup Bridge
- 900m to Graham Farmer Freeway
- 1.0km to Optus Stadium
- 1.0km to Perth Girls School precinct
- 1.0km to the WACA Ground and Gloucester Park
- 1.4km to Claisebrook Train Station
- 1.4km to Wellington Square
- 2.2km to Crown Towers
- 2.2km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

MORE DETAILS

Property ID 3V32FGJ
Property Type House

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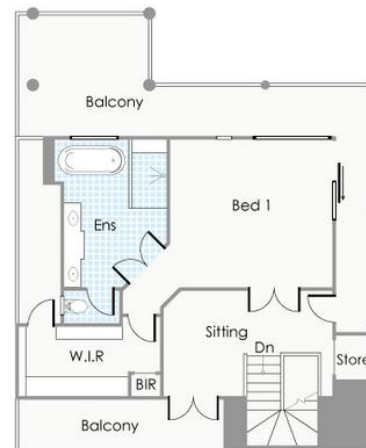
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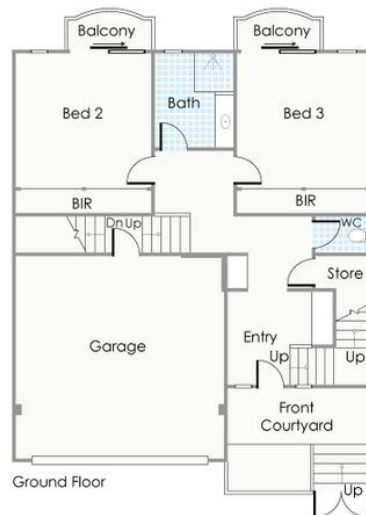
First Floor



Second Floor



Lower Floor



Ground Floor

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose. www.cribcreative.com.au

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