






121 Brown Street, East Perth

## Urban Sanctuary in a European Setting...

Tucked into a leafy pocket of Perth, this multi-level townhouse delivers that rare mix of space, style and complete versatility - all wrapped up in a sleek, contemporary design. From the moment you arrive, the architectural lines, mature street trees and private front courtyard set the tone for a home that feels both refined and welcoming.

Step inside and the scale becomes immediately clear. The ground level offers a brilliant level of flexibility, with a spacious bedroom or activity room flowing straight out to the rear courtyard - the perfect indoor-outdoor zone for guests, kids or a separate work-from-home retreat. There's also a generous bedroom with its own ensuite on this nearby, offering separation and privacy for multigenerational living or long-stay visitors.

Upstairs, the main living floor is flooded with natural light, framed by big windows, timber floors and clean, crisp interiors. The open-plan kitchen, lounge and dining areas create a beautiful sense of flow, with a balcony stretching off the front - ideal for an afternoon wine or morning coffee in the sunshine. The kitchen is timeless in its design, with great prep space and storage, and a layout that keeps you

4  3  2 

### FOR SALE

Sold by Brendan & Sharon Smith

### AGENTS

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### AGENCY

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 **LJ Hooker**

connected while entertaining.

The top floor continues the feeling of openness, delivering two oversized bedrooms, each with its own balcony, along with a full bathroom and plenty of circulation space. It's rare to find bedrooms of this size in a townhouse - perfect for house-sized living without the maintenance.

Adding even more flexibility and luxury is the self-contained studio above the garage, complete with its own kitchenette, bathroom and separate entry via the rear courtyard. Ideal as a teenage retreat, guest suite, office or creative space, it's a genuine bonus that opens up endless possibilities.

Outside, the home is spoiled for alfresco options, with a leafy front courtyard, private rear courtyard and three separate balconies across the upper levels. The garage offers secure parking and storage, completing a home that's as practical as it is stylish. Set in an ultra-convenient pocket close to parks, cafes, transport and the CBD, this is city-fringe living without compromise - a modern, spacious home with every lifestyle box ticked.

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 300m to Claisebrook Train Station
- 600m to The Royal and our beautiful Swan River
- 700m to the Wellington Square redevelopment
- 1.0km to the Perth Girls School cultural precinct
- 1.3km to Perth CBD
- 1.5km to the WACA Ground and Gloucester Park
- 1.8km to Optus Stadium
- 3.0km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

Council Rates \$3,444.70 p.a.

Water Rates \$2,287.80 p.a.

Residence Area 216sqm

Land Size 159sqm

## MORE DETAILS

Property ID	3UK1FGJ
Property Type	House
House Size	216 m <sup>2</sup>
Land Area	159 m <sup>2</sup>

**Brendan Smith 0420 217 818**

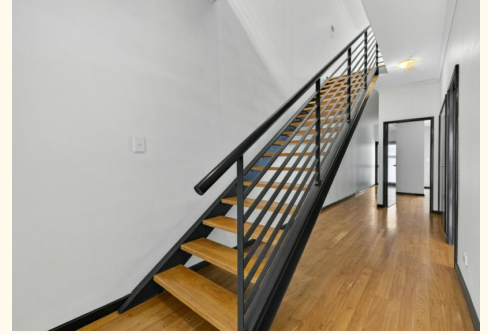
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*Approximate Areas*

Internal Living	159m <sup>2</sup>
Front Courtyard	17m <sup>2</sup>
Rear Courtyard	20m <sup>2</sup>
Garage	30m <sup>2</sup>
Balcony (1, 2 and 3)	15m <sup>2</sup>



121 Brown St, 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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