



East Perth, 16 Henry Lawson Walk

Pure Waterfront Living!

Immerse yourself in the pinnacle of Claisebrook Cove living within this exquisite tri-level residence boasting 3 bedrooms, 2 bathrooms and a whole lot of space and revel in a unique, low-maintenance floor plan complemented by breathtaking city and river views.

At ground level, a securely-gated entry deck is just one vantage point from which to take it all in, with a spacious front lounge room beyond it overlooked by an open-plan kitchen and dining area - complete with ample storage and modern stainless-steel range-hood, gas-cooktop and oven appliances. The lounge enjoys a lovely river outlook from within, as well as out on the deck on the other side of a near-full-height sliding door.

Also downstairs is a large laundry with a double linen cupboard, additional linen, over-head and under-bench storage space, a powder room, double-door access to the central courtyard (that can also be accessed via double doors off the dining area) and internal shopper's entry from the double lock-up garage at the rear.

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3PSGFGJ

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Upstairs, another huge living room - with seemingly-endless wraparound wall-to-wall storage cupboards and a built-in bar/kitchenette with a sink - doubles as a versatile parents' retreat, extending out to its own intimate balcony and embracing a spectacular water and city aspect in the process.

The adjacent carpeted master-bedroom suite is nice and spacious, boasting separate "his and hers" built-in wardrobes, a built-in desk, further over-head storage cupboards and a ceiling fan, as well as its own back balcony and a light, bright and fully-tiled ensuite bathroom with a shower, separate bathtub, toilet, vanity and extra built-in storage cupboards.

On the top floor, walk-in robes and private balconies grace the second and third bedrooms, with the former benefitting from its own slice of the river view at hand. There is also a generous open study on this level, as well as further built-in storage cupboards and a main light-filled fully-tiled bathroom that mirrors the ensuite with its shower, separate bath, vanity, toilet and central cupboard storage.

This highly-functional home is located strategically close to public transport and the free CAT bus route into the CBD, as well as shopping, restaurants, and the vibrant Royal Street café strip. Just a short stroll over the picturesque Trafalgar Bridge leads you to the charming Victoria Gardens, perfectly positioning you for the ultimate lock-up-and-leave lifestyle.

Take in the awe-inspiring vista of Burswood's world-class Optus Stadium from nearby Mardalup Park, surrounded by numerous conveniences just moments away. This coveted riverside position is truly unparalleled. Seize this opportunity now, before it's gone!

Features include:

- Unsurpassed location
- Gated courtyard entry deck
- Front leadlight door
- Bamboo floorboards
- Recessed entry/lounge-room ceilings
- Sunken lounge room
- Open-plan kitchen/dining area
- Central downstairs courtyard
- First-floor retreat/living area with a kitchenette, storage and balcony
- First-floor master suite
- Top-floor 2nd/3rd bedrooms
- Functional laundry - with a powder room
- High storage capacity throughout
- Ducted air-conditioning
- Ceiling fans
- A/V intercom system
- Down lights
- White plantation window shutter
- Feature ceiling cornices
- Feature skirting boards
- Double garage with shopper's entry



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- Built in 1999

Points of Interest (all distance approximate):

- Off-road parking bays across the street —ideal for your guests and visitors to utilise
- Minutes away from the nearest CAT bus stop
- Less than 50m to the Swan River
- 190m to Mardalup Park
- 400m to Victoria Gardens (via Trafalgar Bridge)
- 1.0km to Claisebrook Train Station
- 1.2km to the WACA Ground and Gloucester Park
- 1.4km to Optus Stadium
- 1.9km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$2,875.70 pa
- Water Rates - \$1,712.55 pa
- Total area - 290sqm
- Land size - 176sqm

More About this Property

Property ID	3PSGFGJ
Property Type	House

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Sales Executive | brendan.smith@ljhooker.com.au

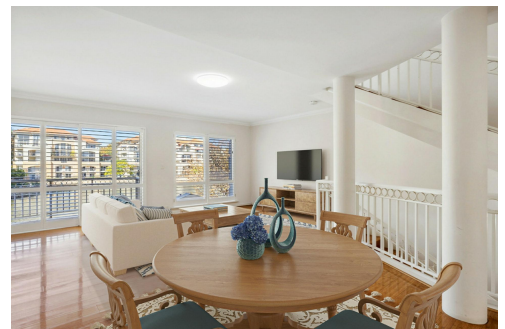
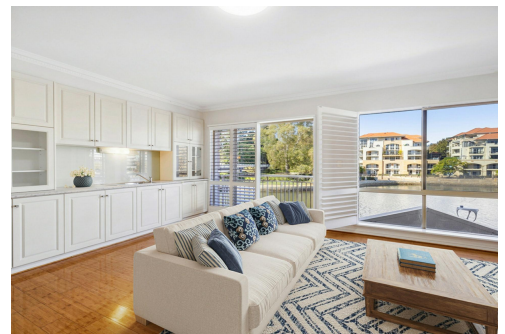
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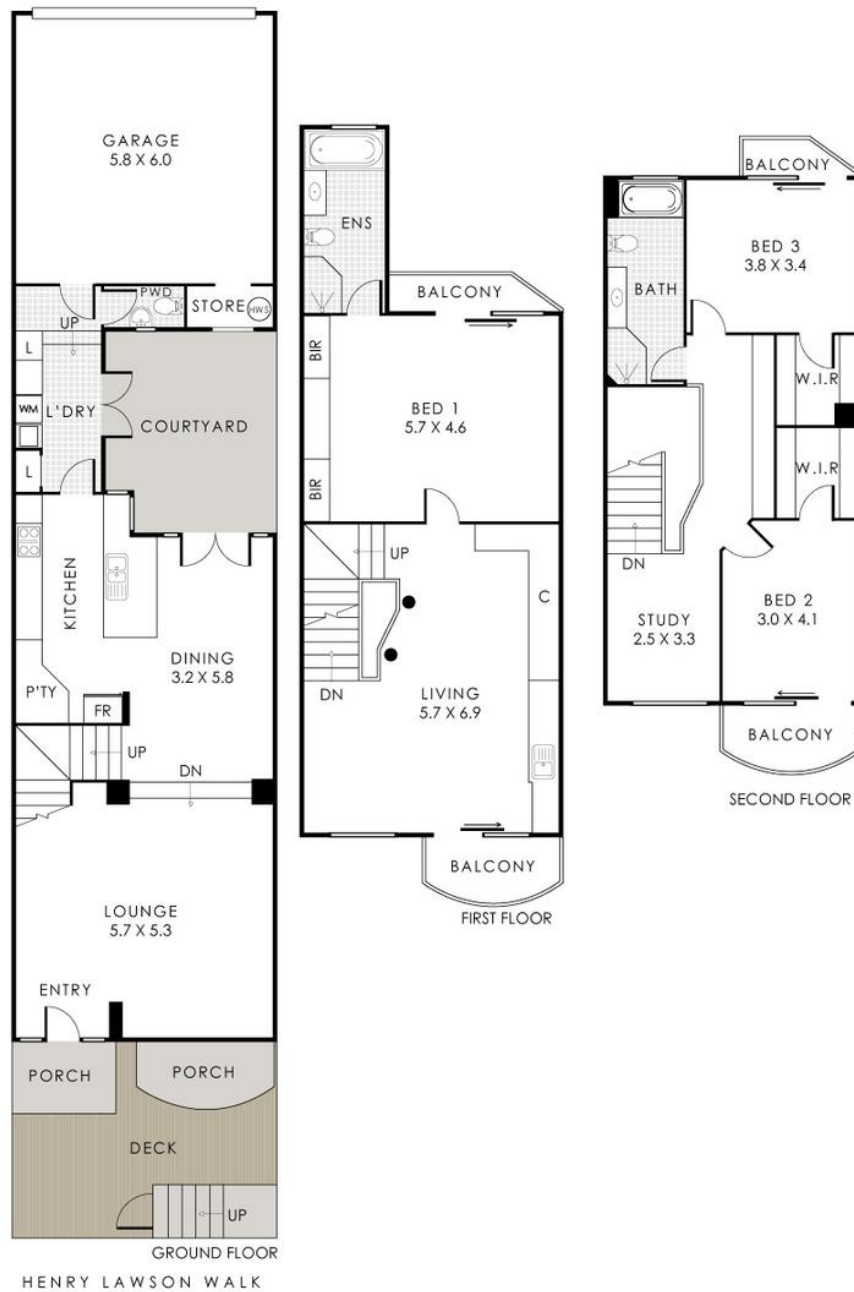
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16 Henry Lawson Walk, East Perth

Residence 218m² | Porch 8m² | Courtyard 17m² | Balconies 12m² | Garage 35m²

Total Area 290m²



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 area do not include or account for wall thickness or roof area under eaves. C&A Creative 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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