



22 Constitution Street, East Perth

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## A Residential Art Piece...

This is a home where every detail has been thoughtfully considered and beautifully executed, delivering a level of finish rarely seen. From the street, the impact is immediate with freshly painted external walls and window frames, striking external feature cladding and the peace of mind that comes with extensive Crimsafe security screens spanning all four levels. Inside, the transformation continues with internal painting throughout, new flooring underfoot, fresh bedroom and stair carpets, and entirely new lighting.

The heart of the home is the kitchen and living zone, where design and innovation meet. A gas fireplace anchors the lounge beneath a statement Shaynna Blaze designer pendant, while the kitchen showcases a textured splashback, state-of-the-art Invisicook invisible cooktop, Italian designer double oven with oven/microwave combination, warming drawer, designer sink and tapware, and a high-end Smeg dishwasher. Coordinated blinds flow seamlessly from kitchen to dining, and the new decking off the kitchen balcony, paired with an electronic awning, creates an effortless indoor—outdoor connection ideal for entertaining or quiet evenings at home. A wine closet with feature wallpaper adds a sophisticated touch, while the classy laundry includes a versatile dog bath that's as practical as it is stylish.

**FOR SALE**  
Offers \$2 Millions

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation is spread intelligently across the home, offering space, privacy and indulgence. The master suite is a true retreat with feature cladding, a private balcony, a walk-in robe enhanced by luxury lighting for a touch of glam, and a custom ensuite complete with bespoke vanity and a unique space-saving shower door. The secondary bedroom features its own balcony and a charming reading nook illuminated by Shaynna Blaze designer lighting, while the minor bedroom also enjoys feature cladding.

Bathrooms are nothing short of showstoppers. The guest bathroom has been extended and finished with designer tiles and a striking German designer tap. The main bathroom is pure indulgence, featuring a bespoke 1.8-metre imported pure copper bathtub, double matching copper sinks, designer tapware, and a feature shower with statement shower floor tiling. Crowning the home is the loft, complete with custom blinds and its own feature ensuite with a custom basin, offering the perfect space for guests, a studio or a private escape. With new hybrid wood flooring downstairs, a double garage, and an uncompromising attention to detail at every turn, this is a residence that delivers refined luxury, functionality and architectural flair in equal measure.

Features include:

- External painting of walls and window frames
- External feature cladding
- Crimsafe security screens across all 4 floors
- Internal painting throughout
- Internal flooring throughout
- Internal lighting throughout - zero original lights
- Designer Shaynna Blaze lounge pendant
- Gas fireplace in lounge
- ordinated kitchen and dining room blinds
- Textured kitchen splashback
- State of the art Invisicook 'invisible' cooktop
- Designer Italian Double oven, incl oven/microwave combination
- Warmer drawer
- Designer sink and tapware
- High end Smeg Dishwasher
- New decking off kitchen balcony
- Electronic awning over kitchen balcony
- Guest bathroom extended with designer tiles
- Designer German tap in guest bathroom
- Fresh bedroom and stair carpets
- New hybrid wood flooring downstairs
- Master bedroom with feature cladding
- WIR with luxury lighting for a touch of glam
- Custom en-suite with bespoke vanity and unique space saving shower door
- Balcony off master bedroom
- Secondary bedroom with a reading nook featuring Shaynna Blaze designer lighting and balcony
- Minor bedroom with feature cladding
- Main bathroom with a bespoke 1.8m pure copper, imported luxurious bathtub and double matching copper sinks
- Designer tapware with basins in main bathroom
- Feature shower and shower floor tiling in main bathroom
- Stairwells with feature panels, spanning across all 4 levels of the home
- Loft area, with it's own bathroom, featuring a custom basin
- Wine closet with feature wallpaper
- Separate laundry with a versatile dog bath
- Double garage

Points of Interest:

- A short stroll to cafes, coffee shops, dining options, and public transportation.

- Close proximity to Trinity College, the WACA, Gloucester Park, and Claisebrook Cove.
- Within the Bob Hawke College secondary school catchment.
- The CBD is merely 2km away, accessible via the free CAT bus service.
- Optus Stadium and the Burswood Casino are within a short walk via the Matagarup Bridge

Rates & Dimensions:  
 Council \$2,476.50 p.a.  
 Water \$1,647.05 p.a.  
 Internal Area: 196sqm  
 Total Area: 336sqm

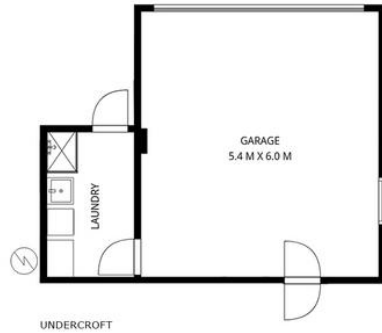
## MORE DETAILS

Property ID                    3VFZFGJ  
 Property Type                House

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<i>Approximate Areas</i>	
Internal Area	196m <sup>2</sup>
Garage	32m <sup>2</sup>
Courtyard	87m <sup>2</sup>
Balcony 1	14m <sup>2</sup>
Balcony 2	5m <sup>2</sup>
Balcony 3	2m <sup>2</sup>
<b>Total Lot Size</b>	<b>336m<sup>2</sup></b>



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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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