

25 Old Belvidere Promenade, East Perth

Luxury From All Aspects...

Tucked away in one of East Perth's most tightly held pockets, this striking residence delivers a seamless blend of architectural style, warmth and effortless indoor-outdoor living. Surrounded by lush greenery and set behind a private, design-forward fae, the home immediately sets the tone for something truly special.

Inside, the expansive open-plan living and dining zone is flooded with natural light, enhanced by warm timber flooring and a soft, neutral palette that feels both elevated and inviting. The layout has been thoughtfully designed for both everyday living and entertaining, flowing beautifully through to a sleek, contemporary kitchen featuring stone benchtops, quality appliances and generous storage, all positioned to connect effortlessly with the main living spaces.

Full-height glazing and sliding doors create a strong connection to the outdoors, opening onto a tranquil courtyard framed by established greenery. This private alfresco space feels like an extension of the home - perfect for entertaining, evening drinks or simply unwinding in a peaceful, leafy setting.

Accommodation is equally impressive, with spacious bedrooms that feel calm and considered, each offering built-in storage and plenty of natural light. The main suite is a true retreat, massive in size and

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FOR SALE
Sold by Brendan & Sharon Smith

AGENTS

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complemented by a well-appointed ensuite and a sense of separation from the rest of the home. The additional bedrooms are versatile and generously sized aswell, ideal for growing families or guests.

The bathrooms are beautifully finished, featuring clean lines, quality fixtures and a timeless aesthetic, while practical elements like a dedicated laundry and ample storage have been seamlessly integrated throughout. A 6sqm workshop/storeroom adjoining the spacious garage finishes the picture of this practical residence.

Positioned in a premium riverside precinct, you're just moments from scenic walking paths, parklands, cafes and the CBD, while still enjoying a sense of privacy and calm that's increasingly hard to find. This is a home that balances design and lifestyle in all the right ways - refined, welcoming and ready to be enjoyed from the moment you arrive.

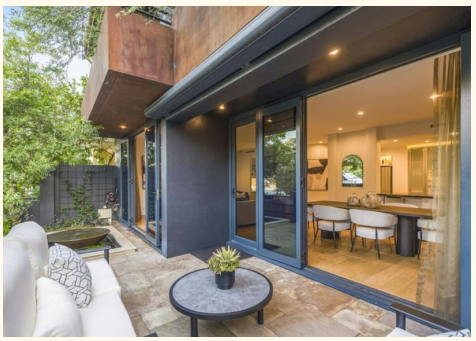
Points of Interest (all distance approximate):
- Close to bus stops, with easy access to free CAT bus
- 300m to the Swan River
- 350m to Graham Farmer Freeway
- 500m to Victoria Gardens (over the Trafalgar Bridge)
- 650m to Claisebrook Cove
- 850m to Claisebrook Train Station
- 1.1km to Optus Stadium
- 1.3km to Perth Girls' School precinct
- 1.3km to Wellington Square redevelopment
- 2.0km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:
Council $3,151.65 p.a.
Water $1,832.72 p.a.
Total Area 200sqm
Land Size 229sqm

MORE DETAILS

Property ID	3VD4FGJ
Property Type	House




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