

## East Perth, 30 Victory Terrace

A Residential Masterpiece...

Perfectly set amongst leafy trees and just a stroll from Claisebrook Cove and Matagarup Bridge, with easy access to Optus Stadium and Crown Burswood, this 483sqm residence stands out on sought-after Victory Terrace.

Designed to provide every family member with their own quiet space, this home also allows sunlight to stream through feature windows and a central skylight sun lantern with an engineered glass floor, creating a stunning light well and statement as you enter.

Features Include:

- Free-flowing open-plan design with multiple living and entertaining spaces
- Rear deck with retractable awning, porcelain tiles, plumbed in gas BBQ and double bar fridge
- External stairway access directly to Jewell Lane
- Engineered glass floor under the roof sun lantern bringing light to the center of the house



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3Q55FGJ](http://ljhooker.com.au/3Q55FGJ)

**Contact**  
**Brendan Smith**  
0420 217 818  
[brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

**Sharon Smith**  
0405 814 948  
[sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

**LJ Hooker City Residential**  
(08) 9325 0700

- Two ducted air-conditioner systems
- Equipped with solar panels and a smart meter, heat pump hot water system, security system and video gate system
- Remodelled kitchen with dark cabinetry, Cosentino Dekton Porcelain kitchen countertops and a walk-in pantry.
- High-Quality Finishes: including; timber flooring, plush carpeting, and chic tiling
- Internal water fountain feature in the main hallway
- Wine cellar off the downstairs rumpus/theatre room.
- Five bedrooms including a guest suite on the ground floor, master suite upstairs and three further bedrooms
- Four bathrooms (master ensuite and family bathroom upstairs, guest ensuite on ground floor and another downstairs in the basement)
- Multiple living areas: family room, library, upstairs games room, living and dining rooms off of the kitchen
- Office with built-in safe and filing cabinets
- Man cave with wine cellar, storeroom and bathroom adjoining the workshop and garage in basement, with a separate rear entrance
- Master suite with bedroom and meditation/pilates/exercise room, walk through robe, twin walk in shower in the ensuite and a balcony with stadium views
- Reticulated WiFi & Foxtel to all levels
- Large laundry with adjoining internal services courtyard
- Powder room with separate toilet
- Chic bathrooms with quality stone and cabinetry.
- Secure 3-car garage

**Parking Permits:** As well as parking inside the garage, the property is eligible for two residential parking permits linked to the registration plates of two vehicles, as well as an extra general permit for visitors.

**Points of Interest** (all distance approximate):

- Close to bus stops, with easy access to free CAT bus
- 200m to the Swan River
- 350m to Graham Farmer Freeway
- 400m to Victoria Gardens (over the Trafalgar Bridge)
- 500m to Claisebrook Cove
- 900m to Claisebrook Train Station
- 1.1km to East Perth Train Station
- 1.1km to Optus Stadium
- 1.8km to HBF Park
- 2.0km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Easy access to both Mercedes and Trinity Colleges

**Rates & Dimensions:**

- Council Rates - \$3,923.75 p.a.
- Water Rates - \$2,379.47 p.a.
- Land Size - 304sqm
- Residence Area - 483sqm



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## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 3Q55FGJ |
| Property Type | House   |

**Brendan Smith 0420 217 818**

Sales Executive | [brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

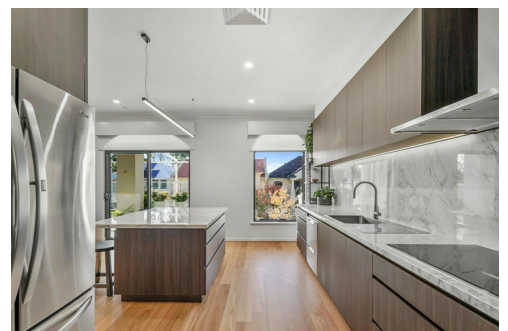
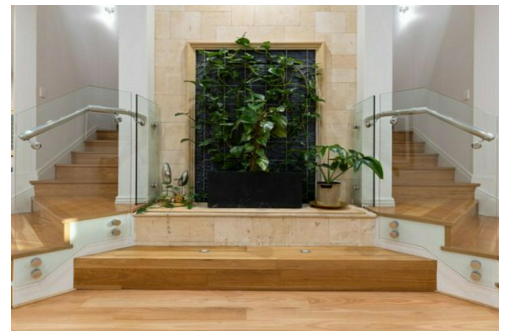
**Sharon Smith 0405 814 948**

Sales Executive | [sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004

[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [cityresperth@ljhooker.com.au](mailto:cityresperth@ljhooker.com.au)



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### 30 Victory Terrace, East Perth

Residence 499m<sup>2</sup> | Porch 4m<sup>2</sup> | Garage 34m<sup>2</sup> | Storage 9m<sup>2</sup> | Alfresco 31m<sup>2</sup> | Balcony 16m<sup>2</sup>

**Total Area 593m<sup>2</sup>**



This floorplan is for illustrative 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 on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C/O Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purposes. www.creative.com.au