

32 Henry Lawson Walk, East Perth

Iconic Waterfront Location!

Few residences enjoy a waterfront setting as exclusive as this. Perfectly positioned along the picturesque Claisebrook Cove, this exceptional tri-level residence combines generous proportions, timeless finishes, and breathtaking river views to create a lifestyle that is truly second to none. Offering multiple entertaining spaces, flexible family living, and one of East Perth's most tightly held addresses, this is a rare opportunity to secure an iconic waterfront home.

THE PROPERTY

Beautifully designed across three spacious levels, this impressive residence embraces its stunning waterfront position with expansive living spaces, soaring timber-lined ceilings, and an abundance of natural light throughout. Every level has been thoughtfully planned to maximise the home's breathtaking outlook while delivering the flexibility and functionality required for modern family living.

The welcoming sunken lounge area creates an intimate place to relax, complete with gleaming timber floorboards, a feature fireplace heater, and double doors opening onto a private front terrace overlooking the tranquil streetscape. Elevated above, the open-plan kitchen and dining area forms the heart of the home, seamlessly connecting family living while enjoying beautiful views towards Claisebrook Cove.

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FOR SALE

Please Call

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To the rear, a private courtyard nestled between the residence and the secure double garage provides another peaceful outdoor retreat, creating multiple spaces to entertain or simply unwind.

THE FEATURES

Designed with both comfort and practicality in mind, the spacious kitchen features quality appliances, a gas cooktop, integrated dishwasher, ample cabinetry, feature mosaic splashbacks and generous bench space, making it equally suited to everyday living and entertaining.

Accommodation is spread across the upper levels, where the expansive master suite enjoys spectacular river views through full-height windows, a striking cathedral-style timber-lined ceiling, extensive built-in robes and semi-ensuite access to a beautifully appointed fully tiled bathroom complete with a luxurious bathtub. The second bedroom also features built-in robes and its own private balcony, while the versatile top-floor attic provides the ideal third bedroom, home office, or creative retreat.

Additional features include two bathrooms, a convenient ground-floor powder room, extensive storage throughout including a walk-in linen press, quality timber flooring, feature downlights, separate first-floor toilet servicing both bathrooms, built-in robes to every bedroom, private rear laneway access to the secure double lock-up garage, and a dedicated laundry positioned within the garage.

THE LOCATION

Positioned on one of East Perth's most prestigious waterfront promenades, Henry Lawson Walk offers an enviable lifestyle surrounded by some of Perth's most picturesque scenery. Enjoy morning walks along Claisebrook Cove, cross the charming Trafalgar Bridge into Victoria Gardens, or spend your evenings dining at the vibrant Royal Street café and restaurant precinct, all just moments from your front door.

The location also provides exceptional connectivity, with Perth CBD only minutes away via the free CAT bus, nearby public transport, or a leisurely riverside walk. Crown Perth, Optus Stadium, Matagarup Bridge, Queens Gardens, Gloucester Park, and the Swan River foreshore are all within easy reach, creating a lifestyle that effortlessly blends tranquillity with convenience.

THE AMENITIES

Residents are perfectly positioned to enjoy one of Perth's most vibrant lifestyle precincts. Claisebrook Cove offers an outstanding collection of cafés, restaurants, bars, and waterfront dining, while nearby Victoria Gardens, Mardalup Park, Queens Gardens, and the Swan River provide endless opportunities for walking, cycling, and recreation.

Shopping, public transport, medical facilities, fitness centres, and everyday conveniences are all within close proximity, while the nearby Royal Street precinct continues to be one of East Perth's most sought-after lifestyle destinations. With Optus Stadium, Crown Perth, Elizabeth Quay, and Perth CBD all just minutes away, few locations offer this level of lifestyle and connectivity.

THE WHY

Waterfront homes of this calibre are exceptionally tightly held and rarely become available. Combining generous family proportions, breathtaking city and river views, multiple outdoor entertaining areas, and one of East Perth's most prestigious addresses, this remarkable residence delivers an unparalleled lifestyle opportunity.

Whether you're searching for a luxurious family home, executive city

residence, or prestigious lock-and-leave property, this is an address that will continue to stand the test of time. Simply move in, embrace the waterfront lifestyle, and enjoy one of Claisebrook Cove's most exclusive residences.

THE NUMBERS

Council Rates: \$2,678.85 p.a.

Water Rates: \$1,587.50 p.a.

Year Built: 1999

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MORE DETAILS

Property ID	3W0CFGJ
Property Type	House
Including	Study

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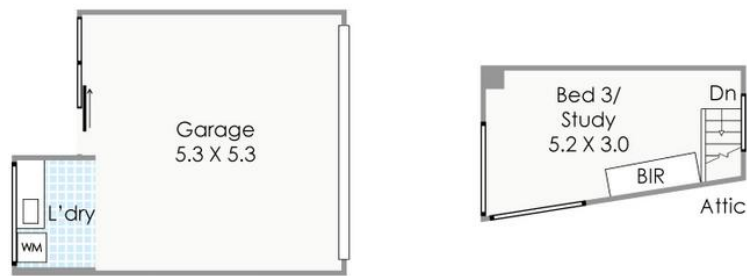
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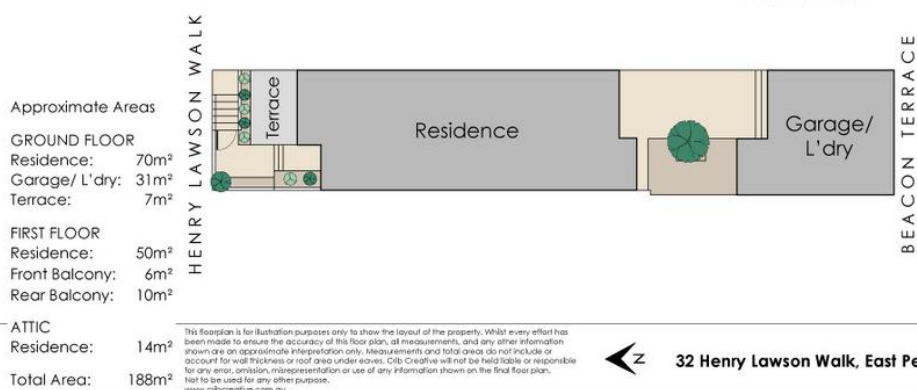
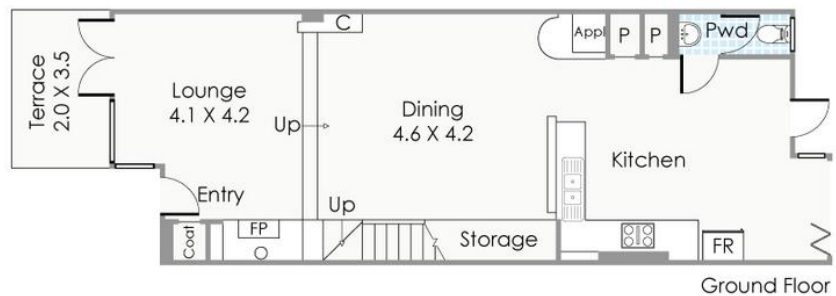
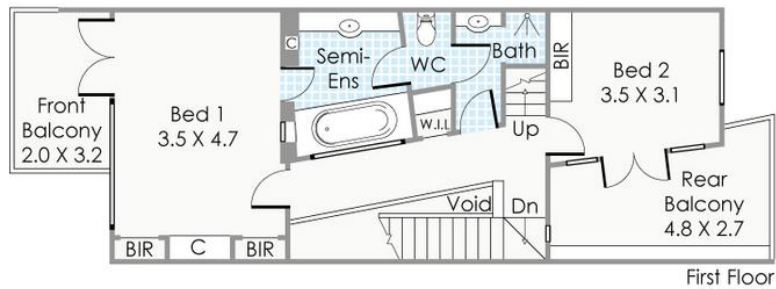
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(Not Actual Location)



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