



East Perth, 36 Arden Street

Exceptional Living...

(The seller reserves the right to accept any offers prior to the closing date)

This terrific 3 bedroom 2 bathroom tri-level residence boasts an array of refreshed living and entertainment options and occupies a commanding corner position within what is arguably East Perth's best pocket - perched just footsteps away from the lush Victoria Gardens, our picturesque Swan River and the iconic Matagarup Bridge.

Accessible via the laneway privacy of Gibraltar Way at the rear, a huge double lock-up garage dominates the lower level - enjoying two handy internal shopper's entry doors. One of them leading into a massive workshop-come-activity room for either adults or kids to utilise that is brilliant in its flexibility. The other leading into a separate "second" laundry, as well as a home office with double-door access to an under-stair storage space.

The functional main laundry can be found up on the ground floor, alongside a huge paved

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3RQRFGJ

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wraparound outdoor alfresco-entertaining area with pleasant views across the greenery and to the river. Three separate sets of double doors allow for seamless access to and from a commodious open-plan living, dining and modernised-kitchen area - where most of your casual time will be spent amidst sparkling stone bench tops, attractive splashbacks, an integrated range hood, a gas cooktop, a stainless-steel Smeg oven/grill, a microwave nook and a breakfast bar for quick bites.

One set of double entry doors and two separate sets of front-courtyard doors make accessing the living space even easier from the other side of the property, with a separate powder room - with built-in storage - completing the list of ground-level features.

Upstairs, an enormous master suite is the obvious pick of the bedrooms with its own intimate covered balcony (benefitting from a splendid tree-lined aspect), a large walk-in wardrobe and a decent revamped ensuite bathroom running off it —floor-to-ceiling tiling, bathtub, showerhead, toilet, stone powder vanity and all. There is also a linen press on the top floor, alongside two generous spare bedrooms - both comprising of built-in robes - and a central renovated fully-tiled main bathroom with a shower, toilet and stone vanity for washing up.

The Claisebrook Cove boardwalk is also within easy walking distance, as are cafes and restaurants on Royal Street, whilst the likes of the exciting Wellington Square redevelopment, the Perth Girls School precinct, shopping, Trinity College, the heart of the CBD and our world-class Optus Stadium on the other side of the bridge are all only minutes away in their own right. As far as desirable riverside locations go, they simply don't get much better than this one right here - allowing you to lock-up, leave and love where you live!

Features include:

- Impressively renovated throughout
- Lower-level second laundry, tiled home office and large tiled workshop/kids' activity room
- Spacious tiled ground-floor open-plan living/dining/kitchen area
- Spacious outdoor alfresco entertaining
- River views
- Powder room on the ground level
- Upstairs bedrooms - all with their own robes and timber-look floors
- Private master-ensuite bathroom
- Separate main bathroom - also on the top floor
- Master-suite balcony
- Laundry chute
- Built-in laundry storage
- Upstairs linen press
- Ducted air-conditioning
- White plantation window shutters
- Down lights
- Skirting boards
- Manicured low-maintenance gardens
- Massive double garage - off the rear laneway
- Internal shopper's entry
- Built in 1997 (approx.)



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Points of Interest (all distance approximate):

- Footsteps away from the nearest bus stop (plus easy access to free CAT bus services)
- Less than 100m to the Swan River
- 20m to Victoria Gardens
- 300m to Matagarup Bridge
- 850m to Perth Girls School precinct
- 950m to Optus Stadium
- 950m to the WACA Ground and Gloucester Park
- 1.3km to Wellington Square
- 1.4km to Claisebrook Train Station
- 1.7km to Perth CBD
- 2.0km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones

Rates & Dimensions:

Council Rates: \$2,510.85 pa

Water Rates:\$1,641.35 pa

Residence Area: 195sqm

Total Area: 258sqm

More About this Property

Property ID 3RQRFGJ

Property Type House

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Residence 195m² | Balcony 3m² | Garage 39m² | Alfresco 21m²

Total Area 258m²



The location 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 or approximate interpretation only. Measurements and total area do not include or account for wall thickness or wall area under stairs. City Direct 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 purpose. www.citydirect.com.au