



36 Tully Road, East Perth

Effortless Elegance...

Tucked into a peaceful pocket of Claisebrook's riverside village, this refined residence pairs elegant proportions with resort-style indulgence. A spa ensuite, two private balconies and a soaring void create an easy sense of space and calm. Every element has been chosen for comfort and ease, offering a sophisticated retreat where the Swan River, waterfront dining and the city skyline are all only moments from your front door.

THE PROPERTY

This elegant two-storey residence sits on a 175sqm block along one of East Perth's most tightly held streets. Its rendered facade, balustraded front balcony and low courtyard wall make a striking first impression. Inside, an abundance of internal living space is spread across two well-planned levels. With four bedrooms, two bathrooms, a powder room and three separate living zones, the layout suits a lifestyle everyone will enjoy.

THE FEATURES

At ground level, warm timber floorboards run through a formal lounge and dining room, then into a relaxed family area at the rear. The kitchen anchors this space, with dark stone benchtops, two-tone cabinetry, a large stainless-steel cooker with a gas cooktop and oven, a canopy rangehood, dishwasher and a breakfast bar. Glass sliding

4 2 2

FOR SALE

Coming Soon...

VIEW

By Appointment

AGENTS

Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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doors open onto a private rear courtyard that is perfect for entertaining, great for weekend barbecues and long lunches. Also located downstairs is a versatile study or fourth bedroom, a laundry and a guest powder room.

Moving upstairs, a light-filled retreat opens to a generous rear balcony. The master suite has its own front balcony, a walk-in robe and an indulgent ensuite with a corner spa, dual basins and a separate shower. Two further bedrooms share a bathroom with a bath and a separate toilet. Ducted reverse cycle air conditioning keeps every level comfortable all year round, and a whole-home water filtration system delivers clean, filtered water from every tap. Plush carpet in the bedrooms, a welcoming front courtyard and the remote double garage round out the offering.

THE LOCATION

Tully Road sits in the leafy heart of the Claisebrook precinct, where quiet residential streets meet the Swan River. Claisebrook Cove's waterfront cafés and restaurants are an easy stroll away, and riverside paths link you to Mardalup Park and Victoria Gardens across the Trafalgar Bridge.

Getting around couldn't be simpler. Claisebrook and East Perth train stations are close by, free CAT buses run nearby, and the Graham Farmer Freeway is only moments away. The Perth CBD is a short drive, while Optus Stadium and Crown Perth are a scenic walk over the Matagarup Bridge.

THE AMENITIES

Dining and leisure options are plentiful, with the Royal Street café scene, Claisebrook Cove's waterside venues and the city's shopping all within easy reach. Sports and events fans will enjoy having Optus Stadium, the WACA, Gloucester Park and Crown Perth almost on the doorstep. Green spaces such as Queens Gardens, Wellington Square and the river foreshore are ideal for weekend picnics and morning runs.

For families, the home falls within the intake areas for Highgate Primary School and Bob Hawke College. Respected private schools, including Trinity College and Mercedes College, are also a short commute away, giving parents a good range of choices.

THE WHY

Freestanding-style townhouses with this much size and versatility so close to the river don't come up often. This one combines generous family proportions with the ease of a low-maintenance block, so you get the space of a house without the upkeep.

It will suit executives wanting a city base, downsizers who aren't ready to give up room, and families after a premium inner-city address. Move straight in, take a walk to the Cove and enjoy everything East Perth has to offer.

THE NUMBERS

Council Rates: \$2,980.35 pa

Water Rates: \$1,854.90 pa

Total Area: 223sqm

Land Area: 175sqm

Year Built: 2003

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MORE DETAILS

Property ID 3WCZFGJ
Property Type House

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

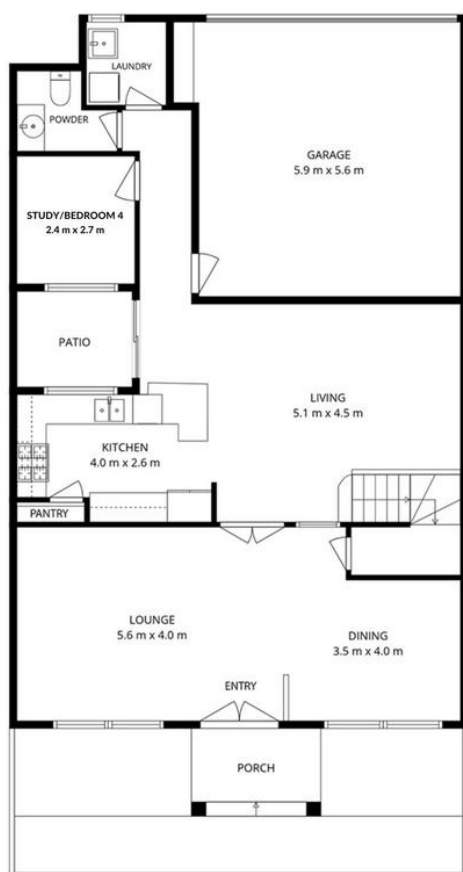
Sharon Smith 0405 814 948

Sales Executive â€” The Smith Team |
sharon.smith@ljhooker.com.au

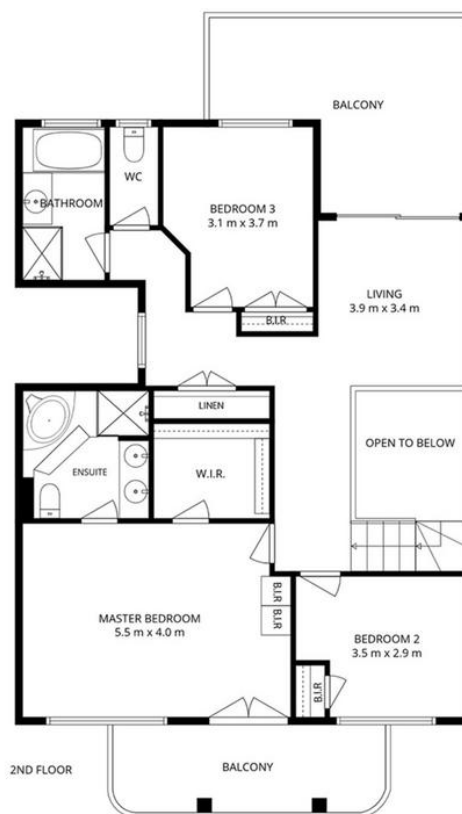
LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





1ST FLOOR



2ND FLOOR

Approximate Areas

Internal Area	198m ²
Garage	31m ²
Porch	5m ²
Balcony	38m ²
Total Lot Size	175m ²



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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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