



4 Vanguard Terrace, East Perth

Irreplaceable Riverside Residence...

Rarely does a home of this scale, calibre and position become available in one of East Perth's most exclusive enclaves. Nestled within a prestigious collection of only 16 green-title luxury homes, this breathtaking four-level residence offers uninterrupted views over the Swan River to Optus Stadium and beyond - a truly world-class vista to wake up to every day.

From the moment you arrive, the home impresses with its architectural presence and immaculate presentation. Step inside, and you are greeted by an immediate sense of space, sophistication and light. Expansive glass windows draw the outside in, framing the stunning water and stadium views like artwork. The feeling of connection to the outdoors is constant - whether you're cooking, relaxing or entertaining.

Designed with both form and function in mind, the home includes a private internal lift servicing all four levels, offering ultimate convenience and accessibility for families, downsizers or those who simply love luxury living. Each level has been carefully considered, with distinct zones for living, entertaining and resting - all finished to an exceptional standard.

4 🏠 4 🚿 4 🚗

FOR SALE

Sold by Brendan & Sharon Smith

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

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.

 **LJ Hooker**

The main living and dining area on the upper level is open, inviting and flooded with natural light. This space flows effortlessly into a beautifully appointed gourmet kitchen, featuring sleek stone benchtops, extensive cabinetry, high-end appliances and an uninterrupted outlook over the river. Hosting dinner parties or enjoying a quiet morning coffee has never felt so luxurious.

A true entertainer's dream, the ground level features a full bar and lounge area, ideal for intimate gatherings or large celebrations. Whether you're hosting friends after a stadium event or enjoying sunset drinks by the river, this home is as much about lifestyle as it is about design.

The home offers flexible accommodation to suit multi-generational families, those needing home office space, or guest retreats. The versatile layout includes a ground-floor theatre room that can be easily converted into a fifth bedroom with its own bathroom. Each bedroom offers privacy and its own ensuite, with the option of a master suite on the third or fourth floor - each with spectacular views and luxurious finishes.

But what truly sets this residence apart is its incomparable location. Just steps from the tranquil Swan River, your front yard is one of Perth's most scenic walkways. Watch people stroll by on the riverfront promenade, take the Little Ferry into Elizabeth Quay, or walk across Matagarup Bridge to catch a concert or game at Optus Stadium. Whether it's morning walks, sunset drinks by the water, or dinner at nearby Claisebrook Cove - this home places you in the centre of everything, while still feeling like a peaceful retreat.

This part of East Perth is no longer able to be replicated - green-title homes in such a location are no longer being built, making this an opportunity not just to buy a home, but to secure a piece of tightly held real estate history. With a vibrant yet relaxed riverside lifestyle, city convenience, and architectural excellence, this residence represents a truly rare offering.

Property Features:

- " Green-title home —no strata fees
- Four luxurious levels with private internal lift
- Every bedroom with its own ensuite
- Choice of two master suites with expansive river views
- Expansive open-plan living with floor-to-ceiling glass
- Chef's kitchen with stone benchtops and premium appliances
- Ground-floor bar and entertaining lounge
- Uninterrupted views of the Swan River and Optus Stadium
- Secure double garage plus parking for two extra cars

Location Highlights:

- 50m to Swan River walking trails
- 250m to Matagarup Bridge
- 500m to Optus Stadium
- 1.2km to Claisebrook Cove cafes and bars
- 1.5km to the Crown Resort & Casino
- Short drive or train ride to Perth CBD

Rates & Dimensions:

- Home Size: 428sqm
- Council Rates: \$4,245.00 pa
- Water Rates: \$2,879.95 pa

MORE DETAILS

Property ID 3T94FGJ
Property Type House
Land Area 213 m2

Brendan Smith 0420 217 818

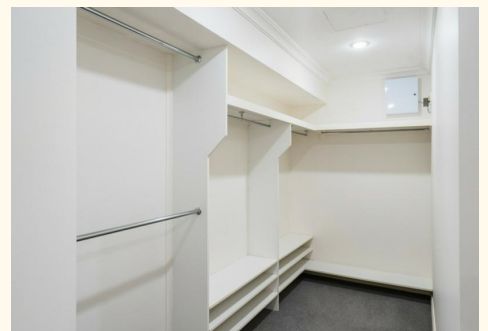
Sales Executive â€“ The Smith Team |
brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

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

LJ Hooker City Residential (08) 9325 0700

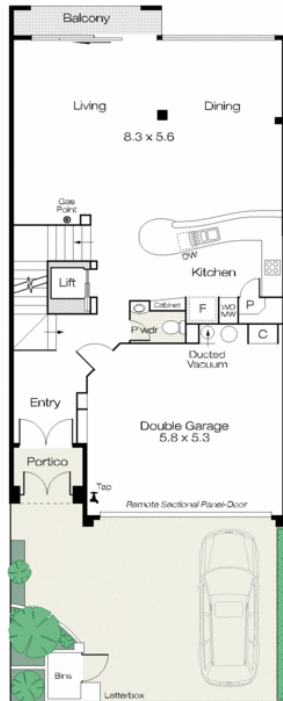
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



Park & River Foreshore



LOWER GROUND FLOOR



UPPER GROUND FLOOR / ENTRY LEVEL

VANGUARD TERRACE



FIRST FLOOR



SECOND FLOOR

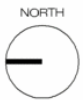
Approximate Areas:

Lower Ground Floor	127m ²
Upper Ground Floor	88m ²
Portico	4m ²
Garage	32m ²
Balcony	4m ²
First Floor	103m ²
Balconies	9m ²
Second Floor	58m ²
Balcony	3m ²
TOTAL	428m ²

(LG Floor Terrace 32m²)



4 Vanguard Terrace EAST PERTH



Not to scale • All measurements are approximate • Drawn for presentation purposes only • info@openpad.com.au • © open pad