

41 Trafalgar Road, East Perth




Architectural Excellence!

Architecturally striking and unapologetically luxurious, this East Perth residence delivers a level of finish and scale rarely found so close to the city. From the moment you arrive, the contemporary facade sets the tone, with clean lines, stunning lush greenery, and a strong street presence that hints at the sophistication within.

Inside, soaring ceilings and expansive glazing create an immediate sense of volume and light. The main living zones are open yet refined, anchored by stunning tiled floors and warmed by extensive timber detailing to the ceilings and joinery. Indoor and outdoor living merge seamlessly, with expansive glass sliding doors opening from the lounge and dining areas to a private alfresco complete with an outdoor BBQ and resort-style sparkling plunge pool, making entertaining effortless and everyday living feel indulgent.

The kitchen is a true centrepiece, designed for both form and function. Generous stainless-steel benchtops, sleek custom cabinetry, premium appliances and a substantial island bench make it equally suited to hosting or quiet nights in. Featuring a commercial grade gas stove, large overhead rangehood and a built-in-fridge/freezer, every aspect is thoughtfully designed.

Accommodation is thoughtfully spread, offering privacy and flexibility.

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FOR SALE
From \$2.5 Million

VIEW
Sat 9th May @ 3:00PM - 3:30PM

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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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The master retreat is particularly impressive, with a calm, elevated feel. Bathed in natural light, featuring a neatly tucked away walk-in-robe and a luxe walk-through bathroom with a large bath tub, this master bedroom rivals any five-star suite. Upstairs, there are another two bedrooms that are generously sized, whilst downstairs, there is another spacious bedroom with access to it's own ensuite bathroom. The bathroom continues the luxury theme with statement tiling, floating vanities and high-end fixtures, consistently delivering that hotel-like experience at home throughout.

Practicality has not been overlooked, with a large secure basement garage, extensive storage, a wine cellar, a separate laundry, adding to the smart design touches throughout. Every detail feels intentional, from the lighting to the materials palette, creating a cohesive and timeless aesthetic.

Set in one of East Perth's most desirable pockets, this home offers a rare combination of architectural flair, privacy and proximity to the CBD, riverside walks and lifestyle amenities. It is a residence that makes a statement while remaining effortlessly livable - refined, polished and undeniably luxurious!

Points of Interest (all distances are approximate):

- Free CAT bus stop right at the bottom of your street
- 100m to Victoria Gardens
- 180m to Gloucester Park
- 200m to the Swan River
- 400m to Claisebrook Cove
- 1.1km to Claisebrook Train Station
- 2.5km to Perth CBD
- 3.5km to Optus Stadium (via Trafalgar Bridge)
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

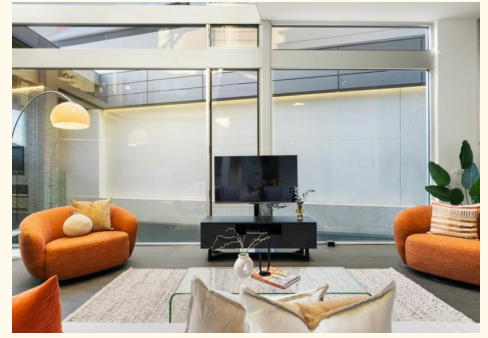
Rates & Dimensions:
Council \$3,587.85 pa
Water \$2,058.30 pa
Total Area 230sqm
Land Size 216sqm

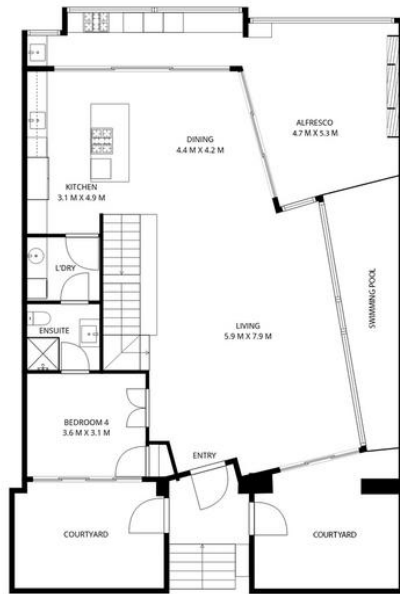
MORE DETAILS

Property ID 3VHEFGJ
Property Type House

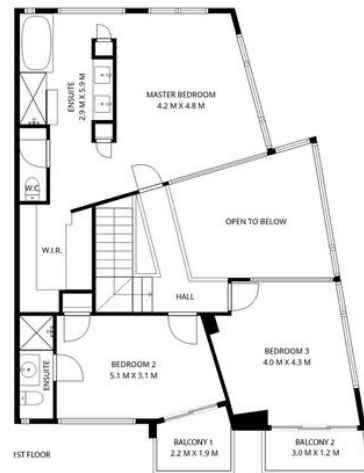
Brendan Smith 0420 217 818
Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au
Sharon Smith 0405 814 948
Sales Executive â€” The Smith Team |
sharon.smith@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au

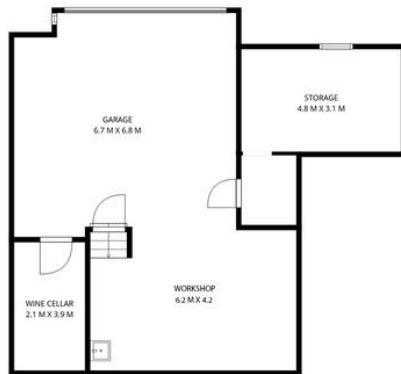




GROUND FLOOR



1ST FLOOR



BASEMENT

<i>Approximate Areas</i>	
Internal Area	230m ²
Garage	46m ²
Workshop	26m ²
Alfresco	25m ²
Balcony 1	4m ²
Balcony 2	4m ²
Courtyard	14m ²
Wine Cellar	8m ²
Storage	15m ²
Total Lot Size	216m 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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