



44 Tully Road, East Perth

Modern Convenience!

Just moments from the Swan River and the vibrant Claisebrook Cove precinct, this striking tri-level East Perth residence offers an exceptional lifestyle of space, style and convenience. With multiple living zones, outdoor entertaining, a rooftop balcony retreat and secure double garaging, this is low-maintenance inner city living without compromise.

THE PROPERTY

Just footsteps from Claisebrook Cove, Mardalup Park and the sparkling Swan River, this exceptional three bedroom, two bathroom residence delivers a superb inner city lifestyle from one of East Perth's most desirable corner positions. Stylish, spacious and wonderfully low maintenance, it offers the ideal combination of modern comfort, versatile living and outstanding proximity to the Perth CBD.

Set behind a gated courtyard entrance, the home makes an immediate impression with its contemporary facade, generous proportions and beautifully considered indoor-outdoor design. Across three thoughtfully configured levels, there is space to entertain, unwind and enjoy the convenience of a lock and leave lifestyle without compromising on scale or comfort.

3 2 2

FOR SALE
High \$1 Millions

VIEW
By Appointment

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LJ Hooker

THE FEATURES

The ground floor has been designed for easy everyday living and entertaining, centred around a fabulous tiled alfresco courtyard that offers a setting for outdoor dining, weekend barbecues or relaxed evening drinks. There is ample room for both a dining table and outdoor lounge arrangement, while a ceiling fan ensures year round comfort.

Overlooking this entertaining zone is an immaculate modern kitchen, complete with stone benchtops, a breakfast bar for casual meals, feature subway tile splashbacks, sleek white cabinetry and a practical pantry. Quality appliances include a stainless steel gas cooktop and oven, integrated range hood, double drawer dishwasher, double sinks and stylish tapware, creating a highly functional space for those who love to cook and entertain.

Also on the ground floor is a functional laundry with powder room, together with a huge double lock-up garage offering excellent additional storage and direct internal shopper's entry.

The second level is dedicated to the home's comfortable sleeping quarters and central family living. A carpeted lounge with a striking feature wall provides a relaxing retreat between the bedrooms. The main bathroom is well appointed with a shower and toilet, servicing the minor bedrooms with ease.

The expansive master suite is a true highlight, offering generous proportions, a massive fitted walk-in robe and dressing area, a private balcony and a stylish ensuite complete with corner spa bath, twin "his and hers" vanities, shower and toilet. It is a private and indulgent space that feels more like a boutique hotel retreat than a typical city residence.

The entire third floor serves as an impressive additional living zone, with a loft style feel, bar area and seamless access to the sensational rooftop balcony deck. Framed by a leafy outlook, this is the perfect place to host friends or simply relax in the fresh air above the surrounding streetscape. Additional features include roof storage, ducted air conditioning, stylish light fittings, feature skirting boards and decorative ceiling cornices throughout.

THE LOCATION

Positioned in one of East Perth's most convenient and lifestyle-rich pockets, this address places the best of riverside and inner-city living right at your doorstep. Claisebrook Cove's cafés, restaurants and waterfront promenades are only moments away, while Mardalup Park and the Swan River foreshore provide beautiful open spaces for walking, cycling or simply enjoying Perth's spectacular outdoor lifestyle.

The Perth CBD is within easy reach, making this an ideal home for city professionals, while the property also enjoys convenient access to public transport, major road links, Perth Airport and the eastern corridor. Burswood Peninsula, Crown Perth, Optus Stadium and the acclaimed dining precincts of Victoria Park and Northbridge are all just minutes away.

THE AMENITIES

Everyday convenience is exceptional, with nearby shopping, cafés, restaurants, public transport and riverside recreation all close by. Claisebrook Cove offers a relaxed village like atmosphere with waterfront dining and coffee options, while the CBD provides access to premium retail, supermarkets, medical facilities and an abundance of entertainment.

The Swan River foreshore, Mardalup Park and the Matagarup Bridge

are all within easy reach, offering countless opportunities to enjoy the outdoors. Optus Stadium and Crown Perth are also close enough to enjoy world class sporting events, concerts, dining and entertainment without the inconvenience of a long trip home.

THE WHY

Properties offering this level of space, versatility and indoor-outdoor living in such a tightly held East Perth location are increasingly difficult to find. With three levels of accommodation, multiple living areas, rooftop entertaining deck, double garage and a premium address, this residence provides far more than the typical inner-city alternative.

Whether you are a professional couple seeking a sophisticated city base, a family wanting room to grow, an investor searching for a high-quality holding, or a buyer looking for an easy lock-and-leave residence close to everything, this is a home that delivers lifestyle, comfort and long term appeal in equal measure. Simply move in, make the most of the space and enjoy one of Perth's most connected and desirable inner city locations.

THE NUMBERS

Council Rates: \$2,836.85 pa

Water Rates: \$1,788.36 pa

Year Built: 2003

DISCLAIMER

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MORE DETAILS

Property ID	3W71FGJ
Property Type	House

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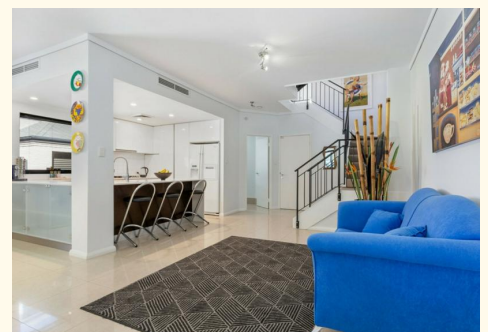
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Approximate Areas

FIRST FLOOR

Residence: 102 m²

Balcony: 11 m²

SECOND FLOOR

Residence: 105 m²

Balcony: 7 m²

THIRD FLOOR

Residence: 49 m²

Balcony: 20 m²

Total Area: 294 m²

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose.

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