

## East Perth, 47B Trafalgar Road

### The Green House!

This meticulously designed property offers a perfect blend of luxury, style and security, ensuring a living experience like no other. From the moment you step inside, the attention to detail is immediately apparent.

As you are welcomed into the main living space of this home, a stunning, hand-picked 100kg Balinese door, personally imported and professionally wall-mounted, makes a bold statement. Then, as you move through the home, the designer splashback tiles in the kitchen and feature tiles in the bathroom immediately catch your eye, adding a touch of elegance to these essential spaces. The kitchen itself boasts high-end appliances from top brands such as Smeg, Bosch, and Blanco, ensuring that cooking is always a pleasure.

The dining room features a unique 'tiled-in' rug, adding texture and visual interest to the space. Brand new carpet has been laid in all the bedrooms and on the stairs, providing a soft and inviting underfoot feel.



**Disclaimer:** 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.



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3QX8FGJ](http://ljhooker.com.au/3QX8FGJ)

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**LJ Hooker City Residential**  
(08) 9325 0700

The spacious master bedroom is equipped with a walk-in-robe, balcony access looking out onto the lush street-front and a private master bathroom, making it the perfect retreat. In the master bathroom, you'll find a bidet toilet with a heated seat, offering a luxurious touch that enhances comfort. The master vanity is also a true showpiece - a bespoke, imported piece that speaks for itself.

The generous 2nd and 3rd bedrooms both have their own built-in-ropes and joint balcony access. There are a multitude of options for the upstairs loft space, which you could turn into an extra-large bedroom, a study, or even a separate lounge/entertaining area. Adding to the sense of luxury, both the main bathroom & master ensuite are both equipped with ceiling heaters, making them cozy retreats in the cooler months.

No detail has been overlooked in this home, with bespoke door handles, blind toggles, and even imported toilet roll holders that add a personalized touch to each room. The custom black blinds in the kitchen and dining area provide a modern, sleek look, while the extra-high ceilings downstairs create an open, airy atmosphere.

Throughout the home, feature lighting has been carefully selected to enhance the ambiance and highlight the property's unique features. Crimsafe security screens and doors fitted throughout the entire home, including the loft. These are resilient enough to withstand even the toughest kicks from steel-tipped boots, providing peace of mind and a sense of invulnerability. This home is a testament to thoughtful design and quality craftsmanship, offering a living experience that is as secure as it is stylish.

Features include:

- Crimsafe security screens and doors fitted throughout, including loft
- Hand-picked, personally imported hand-carved 100kg Balinese door that has been professionally wall-mounted.
- Designer splashback tiles in kitchen
- Designer bathroom feature tiles
- New, high end kitchen appliances (Smeg, Bosch, Blanco sink)
- Bidet toilet with heated seat in master bathroom
- Ceiling heaters in both bathrooms
- 'Tiled' in rug in dining room
- Newly carpeted stairs and bedrooms
- Detailed bespoke door handles and blind toggles & imported bespoke toilet roll holders
- Custom black blinds in kitchen / dining area
- Extra high ceilings downstairs
- Master vanity speaks for itself - bespoke, imported piece
- Feature lighting throughout

Points of Interest (all distance approximate):

- Close to bike and walking trails
- 150m to the nearest bus stop - also close to free local CAT public-transport services
- 200m to the Swan River
- 300m to Gloucester Park
- 350m to Victoria Gardens
- 650m to Perth Girls' School Civic Precinct
- 700m to Claisebrook Cove



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- 1.1km to Claisebrook Train Station
- 1.2km to Wellington Square redevelopment
- 1.7km to Optus Stadium (via Trafalgar Bridge)
- 2.5km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$2,393.35 p.a.
- Water Rates - \$1,418.30 p.a.
- Residence Area - 152sqm
- Land Size - 227sqm

## More About this Property

Property ID	3QX8FGJ
Property Type	House
Including	Air Conditioning

**Brendan Smith 0420 217 818**

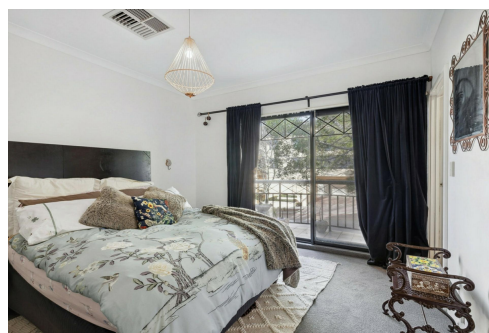
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**Sharon Smith 0405 814 948**

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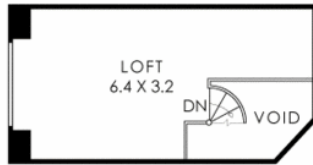
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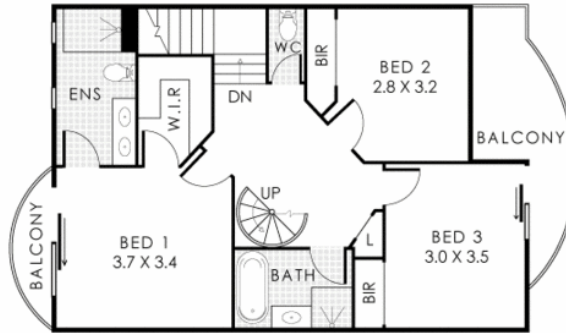


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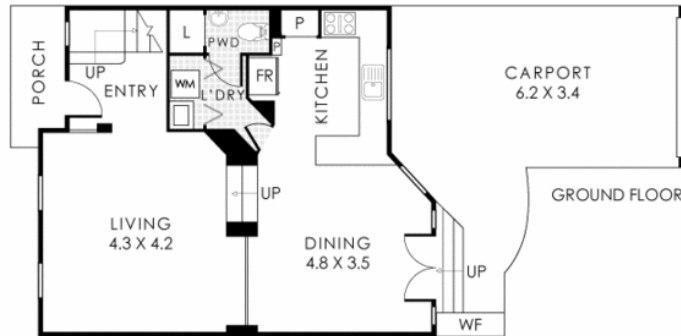
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



**47B Trafalgar Road, East Perth**

Residence 135m<sup>2</sup> | Carport 28m<sup>2</sup> | Balcony 11m<sup>2</sup> | Porch 3m<sup>2</sup>

**Total Area 177m<sup>2</sup> | Total Strata Lot 227m<sup>2</sup>**



This floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate inspection only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. City Councils will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on the floor plan. www.zillow.com.au