

East Perth, 8 Victory Terrace

Understatedly Exquisite!

Nestled against the picturesque backdrop of Jewell Lane, just steps from the sprawling Mardalup Park and the tranquil Swan River waters at Claisebrook Cove, this remarkable 4 bedroom, 3 bathroom home incorporates more than 450sqm of living area and stands as the crown jewel of Victory Terrace.

This low-maintenance Green Title home, showcases its prestige with every detail. An internal lift provides access to all of the main floors, while secure parking for up to three cars, a wine cellar and versatile living spaces enhance your daily comfort. Crafted by Grande Impressions, the residence exudes quality and sophistication at every turn, leaving you in awe at its elegance.

Beyond the grand entrance, you will find an enclosed theatre/media room that provides the perfect space for entertainment. A home office is conveniently

4 3 3

For Sale

Under Offer

View

ljhooker.com.au/3NF5FGJ

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positioned across the foyer. Continue through the formal dining and you will be met by the spacious and thoughtfully renovated, gourmet kitchen – the true heart of this home. Cleverly redesigned with the home chef in mind, this bespoke designer kitchen features a huge island bench, Franke sink & tapware and Belling 110cm seven-burner, four-oven cooker. All this is perfectly complemented by an expansive open-plan family and meals area and adjacent to a fabulous outdoor-entertaining terrace with a motorised pergola.

The upper floor is the main sleeping wing, featuring a superb master suite boasting a generous walk-in robe, a double-door balcony and an exemplary ensuite with twin vanities, a separate shower, separate toilet and more. In addition, this floor hosts a massive second bedroom, a third bedroom, a linen cupboard, a family bathroom and a separate toilet for good measure. The top-floor retreat, offers additional living space or 4th bedroom area with its own kitchenette, allowing you to use it as your heart desires. Talk about flexible.

A private entry from Jewell Lane positions the self contained studio as an ideal guest quarters, work from home space or an additional bedroom option for the older children. With built-in wardrobes, a kitchenette and an ensuite and access to a private courtyard, this space is a retreat in itself. This level also offers lift access, an under-stair storeroom and a huge 3m x 4m cellar.

Imagine residing just minutes from the vibrant Royal Street café strip, with the glistening river waters a mere 150 meters away. Take leisurely strolls to the world-class Optus Stadium and the bustling CBD, all while relishing the entertainment and lifestyle options available to you. This, quite simply, is the epitome of luxury city living!

Features Include:

- Recipient of the HIA "Small Lot Home of the Year" award
- Double entry gates via the front courtyard
- Bespoke designer kitchen
- Falcon double-engine range hood, a Belling 110cm seven-burner, four-oven cooker
- 3m x 40mm (approx.) stone bespoke island bench top
- Blum soft-close kitchen drawers
- Franke Onyx granite sink & high-flow water filter
- Coswick imported hardwood kitchen flooring
- Asko fully-integrated XXL dishwasher
- Bi-fold-door kitchen appliance nook
- Outdoor terrace, courtyard and balcony entertaining
- Motorised louver solar pergola with automatic-close rain sensor on terrace balcony
- Top-floor retreat/4th bedroom with a kitchenette and plenty of natural light
- Self contained studio or guest quarters with a kitchenette
- Full-height tiling to the ensuite and main bathrooms
- Wine cellar 3x4 metre for even the largest of collections
- Home office with a custom built in bar
- Custom built-in storage and cabinetry throughout
- Ducted and split-system air-conditioning



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- Security-alarm system & CCTV
- HIKVision video intercom system and gate opener
- HIKVision Network indoor tablet station and NVR
- Ducted-vacuum system
- Private rear access into the garage, plus a separate back gate
- Insulated garage door – for acoustic and temperature control

Points of Interest (all distance approximate):

- Close to bus stops, with easy access to free CAT bus services around East Perth and the CBD
- 150m to Claisebrook Cove
- 150m to the Swan River
- 250m to Victoria Gardens (over the Trafalgar Bridge)
- 450m to Graham Farmer Freewa
- 900m to Claisebrook Train Station
- 1.2km to Optus Stadium
- 1.2km to East Perth Train Station
- 1.7km to HBF Park
- 2.1km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Built in 2000
- Land Size 200sqm
- Total Area 464sqm
- Council Rates \$3,064.70 pa
- Water Rates \$1,768.04 pa

More About this Property

Property ID	3NF5FGJ
Property Type	House

Brendan Smith

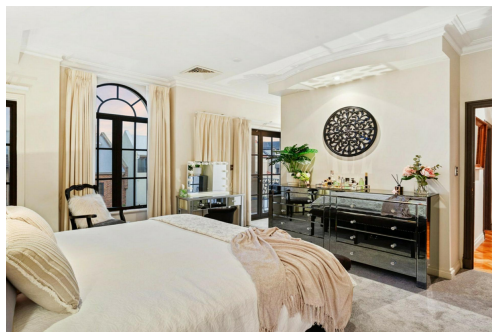
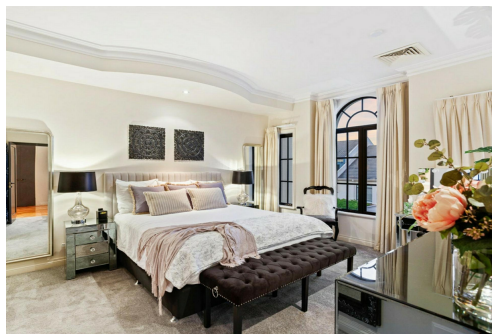
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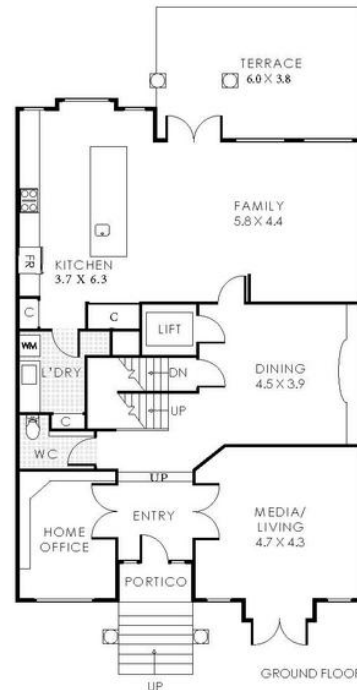
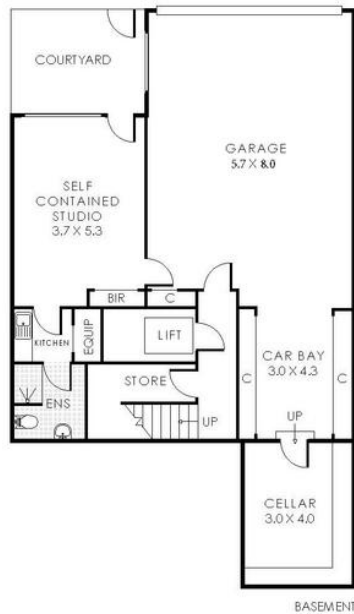
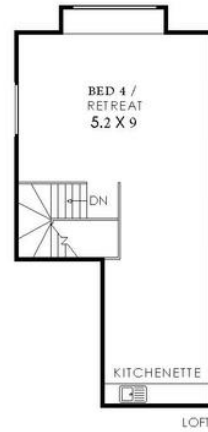
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8 Victory Terrace, East Perth

Residence 337m² | Cellar 12m² | Garage 45m² | Car Bay 13m² | Portico 2m² | Terrace 22m² | Balcony 7m² | Courtyards 38m²
Total Area 461m²

This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, of measurements, and any other information shown are an approximate representation only. Measurements and lot area do not include or account for wall thickness or wall cross section areas. C.R. Cheong & Co. Pty Ltd. is not liable for any error, omission, misrepresentation or use of any information shown on this floor plan, but to be used for general purposes only.
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