

East Perth, 9 Old Belvidere Promenade

Meticulous & Move in Ready!

The owners of this meticulous East Perth home are on the move and this upgraded and versatile green title home can be all yours today, including everything you see inside.

With a functional floor plan headlining this terrific 3 bedroom 2 bathroom residence that also encourages a modern low-maintenance "lock-up-and-leave" lifestyle, is just footsteps away from lush riverside parklands and so much more.

Downstairs, a timber-lined entry porch seamlessly connects with a stunning front alfresco-entertaining deck, where bi-fold doors help bring the outside in and reveal a spacious open-plan dining, living and kitchen area. Views from here out to the splendid streetside gardens are simply an added bonus, with a gorgeous pop of purple from the resident Jacaranda trees an absolute sight for sore eyes.

Making up the generous kitchen are sleek dark-stone bench tops, double sinks, stainless-



For Sale
Under Offer

View
ljhooker.com.au/3QXAFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au



LJ Hooker City Residential
(08) 9325 0700

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.

steel range-hood and oven appliances, a ceramic cooktop, an appliance nook, ample storage options and more. There is extra built-in storage to the living-area wall, as well.

Also on this level is an under-stair storeroom and a huge separate walk-in storeroom, plus a powder room and fully-tiled main bathroom with a bubbling corner spa bath, a shower, floating vanity and built-in storage. Servicing the second and third bedrooms on the ground floor (both with built-in wardrobes) is a fabulous covered balcony, overlooking the tranquil laneway along Bunbury Crescent.

On the top floor, a delightful "vergola" balcony encourages versatile sitting, relaxing or further entertaining off the spacious master-bedroom suite. There, a ceiling fan and an expansive adjacent retreat area complement a separate walk-in dressing room/robe with stunning timber look custom fitted storage and a large fully-tiled ensuite bathroom - oversized shower, toilet, twin "his and hers" stone vanities and all.

The under-croft level is where you will find a powder room and even a separate laundry, with its own drying courtyard that also has gated access to the back laneway. That same right-of-way lane allows you to access a huge double lock-up garage - with storage space aplenty.

Living in Claisebrook Cove means that the picturesque Swan River is on your doorstep, as are excellent shopping options, a host of restaurants, trendy cafes, public transport and winding waterside walkways. It's a location that is simply too good to ignore!

Features Include:

- Massive open-plan living/dining/kitchen area
- 3 metre high feature living room ceilings
- Gleaming timber flooring throughout
- Bi-fold doors to the alfresco-entertaining
- Two downstairs storerooms - plus a powder room
- Stunning designer walk-in-robe with storage
- Ground-level rear balcony
- Top-floor "vergola" balcony off the master suite
- Separate under-croft laundry and powder room
- Double lock-up garage with generous storage space
- Huge kitchen island with stone bench tops
- Ducted reverse-cycle air-conditioning
- Instantaneous gas hot-water system
- Low-maintenance gardens
- Off-road parking bays for your guests and visitors to utilise
- Built in 2002
- Option to purchase fully-furnished

Points of Interest (all distance approximate):

- Close to bus stops, with easy access to free CAT bus
- 300m to the Swan River
- 350m to Graham Farmer Freeway
- 500m to Victoria Gardens (over the Trafalgar Bridge)
- 650m to Claisebrook Cove
- 850m to Claisebrook Train Station



LJ Hooker City Residential
(08) 9325 0700

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.

- 1.1km to Optus Stadium
- 1.3km to Perth Girls' School precinct
- 1.3km to Wellington Square redevelopment
- 2.0km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

- Land Area 200sqm
- Total Area 288sqm
- Council Rates - \$3,139.50 pa.
- Water Rates - \$1,810.63 pa

More About this Property

Property ID	3QXAFGJ
Property Type	House
House Size	200 m ²

Brendan Smith 0420 217 818

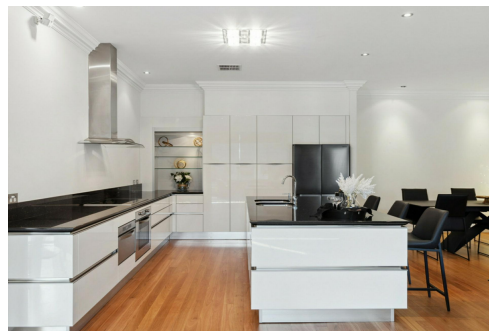
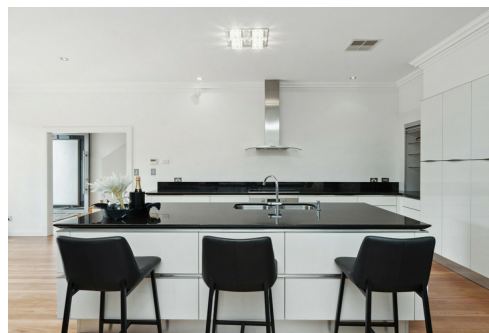
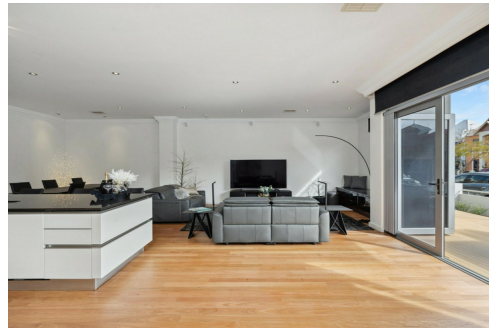
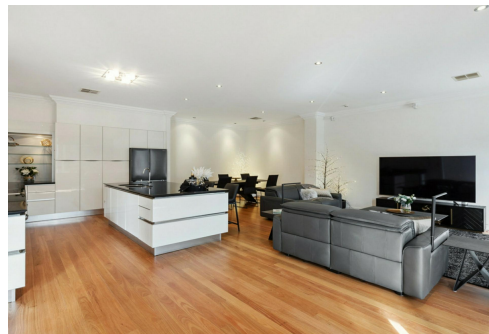
Sales Executive | brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive | sharon.smith@ljhooker.com.au

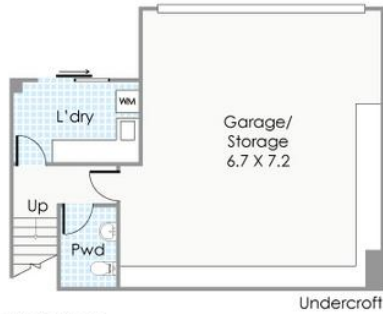
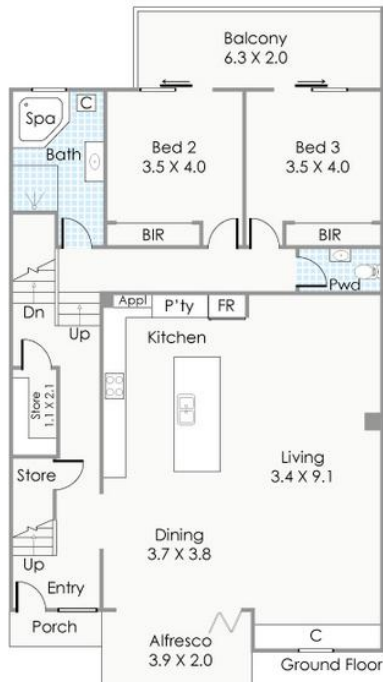
LJ Hooker City Residential (08) 9325 0700

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



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

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.



Approximate Areas

UNDERCROFT

Residence: 15m²
Garage/Storage: 47m²

GROUND FLOOR

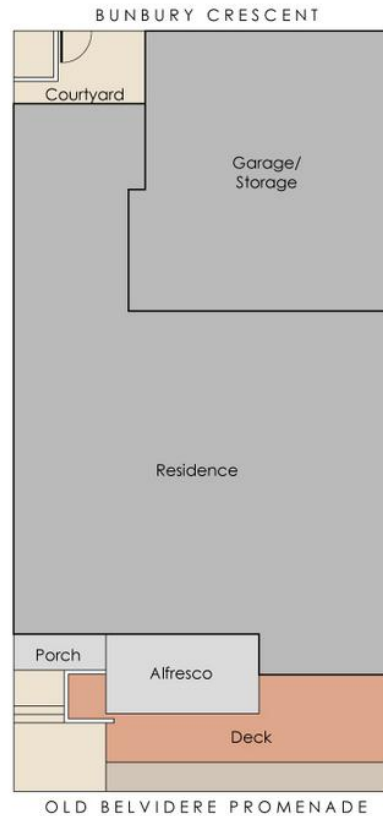
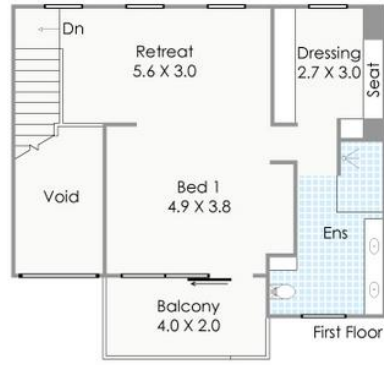
Residence: 134m²
Alfresco: 8m²
Porch: 2m²
Balcony: 13m²

FIRST FLOOR

Residence: 61m²
Balcony: 8m²

Total Area: 288m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cliocreative.com.au



9 Old Belvidere Promenade, East Perth