

9 Old Belvidere Promenade, East Perth

Elevated Design in a Riverside Setting...

Beautifully designed across three impressive levels, this spacious three-bedroom, two-bathroom residence combines contemporary comfort, generous proportions and effortless low-maintenance living. Multiple outdoor entertaining areas, exceptional storage and a huge double garage create the perfect "lock-up-and-leave" lifestyle, all just footsteps from riverside parklands and the vibrant surrounds of Claisebrook Cove.

THE PROPERTY

Thoughtfully designed with space, functionality and lifestyle in mind, this impressive tri-level residence centres around a massive open-plan living, dining and kitchen area. Gleaming timber floorboards and soaring three-metre-high ceilings enhance the sense of space, while bi-fold doors open to a stunning front alfresco-entertaining deck overlooking established gardens and streetscape.

Two generous bedrooms with built-in wardrobes occupy the ground floor and enjoy access to a covered rear balcony overlooking the peaceful laneway. Upstairs, the spacious master suite forms a private retreat with an adjoining sitting area, walk-in dressing room, large ensuite and versatile "vergola" balcony ideal for relaxing or

3 2 2

FOR SALE

Low \$2 Millions

VIEW

Sat 15th Aug @ 1:30PM - 2:00PM

AGENTS

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entertaining.

The under-croft level adds another layer of practicality with a separate laundry, powder room and drying courtyard with gated laneway access. A huge double lock-up garage provides secure parking together with an abundance of additional storage.

THE FEATURES

At the heart of the home, the generous kitchen features a huge island with sleek dark-stone benchtops, double sinks, stainless-steel oven and rangehood, ceramic cooktop, appliance nook and excellent storage. Additional built-in cabinetry to the living area further enhances the functionality of this impressive central living zone.

The two ground-floor bedrooms are serviced by a fully-tiled bathroom featuring a bubbling corner spa bath, separate shower, floating vanity and built-in storage, while an additional powder room, under-stair storeroom and huge walk-in storeroom provide outstanding convenience. Upstairs, the master retreat incorporates a ceiling fan, fitted walk-in dressing room and spacious ensuite with an oversized shower and twin stone vanities.

Further highlights include ducted reverse-cycle air conditioning, an instantaneous gas hot-water system, multiple outdoor entertaining areas, guest parking bays and a substantial double lock-up garage with generous storage and convenient rear-laneway access.

THE LOCATION

Positioned within the highly desirable Claisebrook Cove precinct, this outstanding residence places the picturesque Swan River, beautiful parklands and winding waterside pathways virtually on your doorstep. The river is approximately 300 metres away, providing an enviable setting for morning walks, exercise or relaxed weekends by the water.

Claisebrook Cove's cafés and restaurants are within easy reach, while nearby public transport - including Claisebrook Train Station and access to the free CAT bus network - makes travelling throughout the city effortless. With Optus Stadium, Victoria Gardens, Wellington Square and Perth CBD all nearby, this location perfectly balances riverside tranquillity with inner-city convenience.

THE AMENITIES

Enjoy Victoria Gardens approximately 500 metres away via the Trafalgar Bridge, Claisebrook Cove approximately 650 metres from home and Claisebrook Train Station approximately 850 metres away. Optus Stadium is approximately 1.1 kilometres away, while Perth CBD is only around two kilometres from your doorstep.

The property also offers convenient access to the Graham Farmer Freeway, nearby bus stops and the free CAT bus service, along with an excellent selection of shopping, dining and recreational amenities. Families will appreciate being within the Highgate Primary School and Bob Hawke College catchment areas, with Mercedes College and Trinity College also conveniently nearby.

THE WHY

Offering an exceptional combination of space, flexibility and low-maintenance convenience, this impressive residence delivers an enviable lifestyle in one of Perth's most appealing riverside precincts. From its expansive open-plan living zone and multiple outdoor entertaining spaces to the private top-floor master retreat, every level has been designed for comfortable and effortless living.

Whether you're searching for a sophisticated inner-city home, a secure "lock-up-and-leave" residence or simply more space without the maintenance of a traditional large property, this is an outstanding

opportunity. With the Swan River, Claisebrook Cove, Optus Stadium and Perth CBD all within easy reach, the lifestyle on offer is difficult to surpass.

THE NUMBERS

Land Area: 200sqm

Council Rates: \$3,022.70 pa

Water Rates: \$1,920.66 pa

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MORE DETAILS

Property ID	3W22FGJ
Property Type	House
House Size	200 m2

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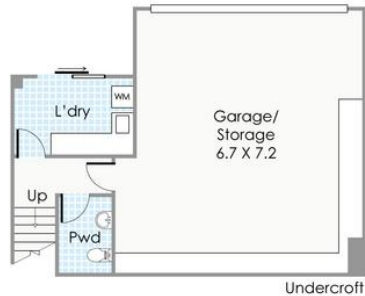
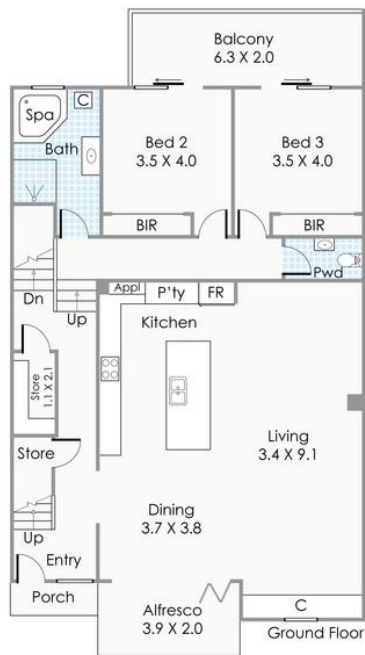
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Approximate Areas

UNDERCROFT

Residence: 15m²
Garage/Storage: 47m²

GROUND FLOOR

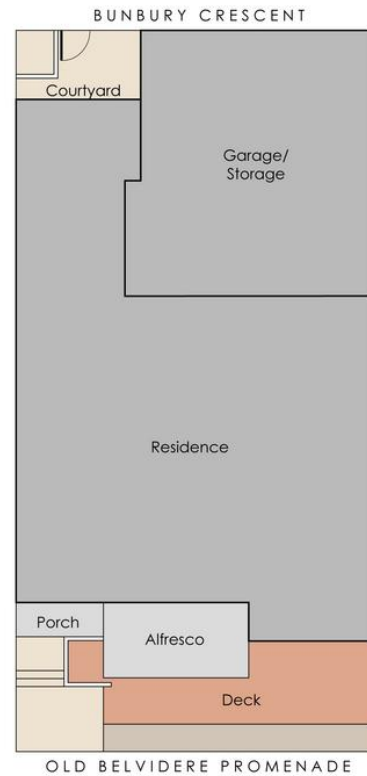
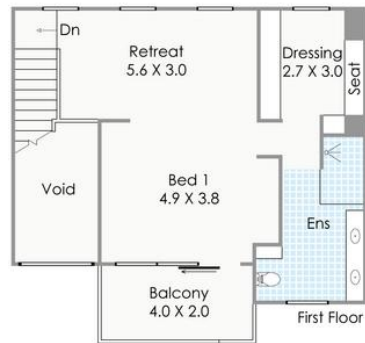
Residence: 134m²
Alfresco: 8m²
Porch: 2m²
Balcony: 13m²

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. Cdb 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.
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