







19 Little Brown Street, East Perth

Industrial Design Meets City Convenience!

(Access from Glyde Street)

Behind its heritage red-brick facade lies a residence of rare architectural character, where soaring timber-lined ceilings, sculptural steel trusses and a striking spiral staircase have been refined into a sophisticated inner-city sanctuary - this is warehouse living elevated to its most elegant form!

THE PROPERTY
This is a striking warehouse-style residence, converted in the late 1990s, tucked inside the iconic Boan's Warehouse complex. It offers an urban lifestyle that feels both relaxed and refined. Inside, approximately 79sqm of interior space is laid out over several levels, so the home feels far bigger than its footprint and every corner has a purpose.

Light pours in through full-height glass sliders and a skylight in the main bedroom. Above you, soaring ceilings frame the exposed black steel trusses, giving the interior a gallery-like feel.

Much of the residence's original character has been maintained

2 1 1

FOR SALE
High $600,000s

VIEW
Sat 7th Nov @ 1:45PM - 2:15PM

AGENTS

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throughout, including exposed beams, corrugated walls and open-air walkways. A secure, under-cover car bay at ground level and lockable storage room are simply an added bonuses.

THE FEATURES
Industrial heritage sets the tone here. Dramatic pitched ceilings, open plan living and a sculptural spiral staircase are all highlights. The staircase rises to an elevated loft that overlooks the living area, ideal as a second bedroom, study, guest retreat or creative studio. A second mezzanine level adds valuable storage without cluttering the main living zone.

The sleek galley kitchen has black cabinetry, a stainless-steel splashback and quality appliances and remains connected to the main living area. The ground-floor bedroom has its own skylight and a barn-style sliding door. A modern bathroom combines a floating vanity, a walk-in shower and integrated laundry facilities. Split-system air conditioning keeps you comfortable year-round, and the leafy paved courtyard is an inviting spot for morning coffee or evening drinks.

THE LOCATION
Little Brown Street is a peaceful pocket of East Perth, surrounded by heritage buildings and tree-lined lanes. It feels like a hidden enclave even though the city is right on your doorstep. Claisebrook Cove's waterfront dining is an easy stroll away, and the nearby Royal Street café scene adds a welcome neighbourhood feel.

Getting around could hardly be simpler. Claisebrook train station and the free CAT bus network are close by, while the Perth CBD, Optus Stadium via the Matagarup Bridge, and the Swan River foreshore are all within easy reach. Whether you work in town or love weekend events, this address keeps everything within walking or riding distance.

THE AMENITIES
Daily needs are well covered, with local grocers and eateries around East Perth and the shopping heart of the city just minutes away. Queens Gardens, Wellington Square and the riverside parklands give you plenty of green space for walking, cycling or simply unwinding outdoors. For entertainment, Optus Stadium, the WACA, Gloucester Park, Crown Perth and the Perth Concert Hall are all close by.

THE WHY
Homes with this kind of authentic character rarely come up in such a central spot. The combination of architectural drama, clever multi-level design and a low-maintenance footprint is hard to replicate, which is why opportunities like this tend to be snapped up quickly.

First-home buyers, busy professionals, investors and anyone after a stylish city base will find plenty to love here. Move straight in and enjoy a residence that celebrates its industrial roots while delivering the comfort and convenience of modern East Perth living.

THE NUMBERS
Council Rates: $1,725.85 pa
Water Rates: $1,198.86 pa
Strata Admin: $791.70 p/qtr
Strata Reserve: $277.95 p/qtr
Total Area: 106sqm
Year Built: 1997

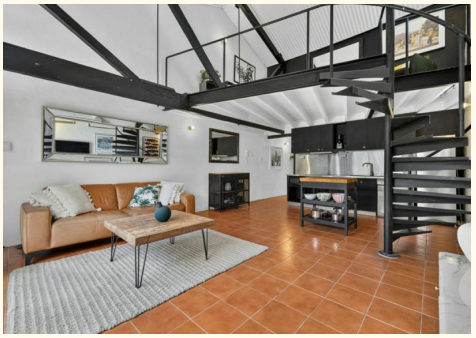
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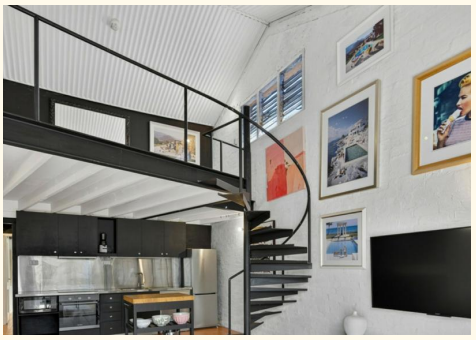
MORE DETAILS

Property ID	3WDSFGJ
Property Type	Townhouse
Land Area	75 m2

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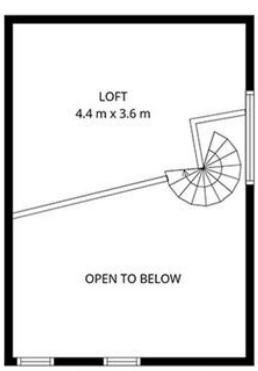




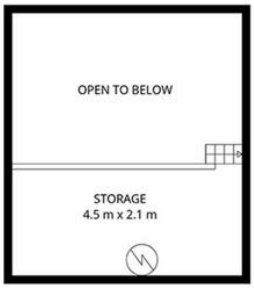




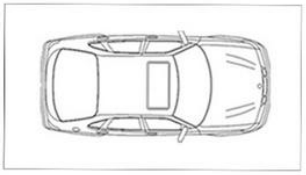
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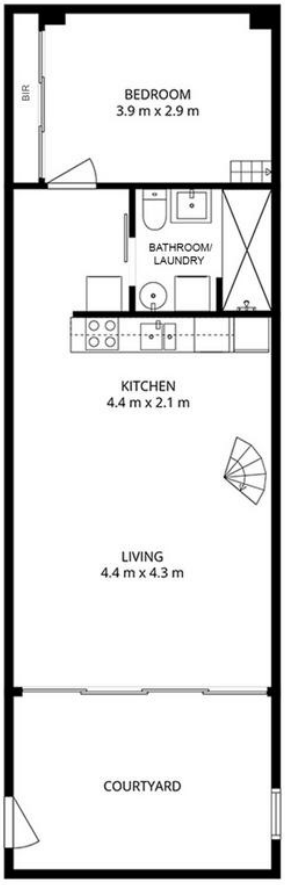
(NOT ACTUAL LOCATION)
LOFT



(NOT ACTUAL LOCATION)
MEZZANINE



(NOT ACTUAL LOCATION)
CARBAY



1ST FLOOR

Approximate Areas

Internal Area	79m²
Courtyard	13m²
Storage	10m²
Carbay	14m²
Total Lot Size	106m²

LJ Hooker

19 Little Brown St, East Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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