

East Perth, 28A Kensington Street

In the Heart of the Action!

Conveniently nestled only walking distance away from cafes, restaurants, bars and the lush Mardalup Park along our picturesque Swan River, this contemporary 227sqm, 3 bedroom 2 bathroom (2 small car garage) two-level townhouse encourages easy living and also lies on the doorstep of the vibrant Perth CBD, sitting very close to the buzzing Northbridge entertainment precinct — as well as everything in between.

A spacious open-plan dining, living and kitchen area warmly welcomes you inside and, via double doors, seamlessly extends outside to the covered front courtyard for delightful alfresco-style entertaining. A gas bayonet allows for outdoor barbecues too, which is a definite on those balmy summer evenings.

Back inside, the stylish kitchen itself comprises of sleek modern bench tops,



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For Sale

Under Offer

View

ljhooker.com.au/3PIXFGJ

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double sinks, a water-filter tap, glass splashbacks, a stainless-steel dishwasher, stainless-steel range hood, a gas cooktop and an under-bench oven. A breakfast bar off here is perfect for either quick bites or casual meals.

Staying downstairs, you will also find a storage pantry, a linen cupboard and extra under-bench storage within the functional laundry, a powder room (off the laundry) and internal shopper's entry via the secure double lock-up garage at the rear – accessible via the privacy and tranquillity of Bunbury Crescent.

Upstairs, the sleeping quarters are headlined by a commodious master-bedroom suite with a pleasant tree-lined aspect from its own covered front balcony, complementing floor-to-wall-to-ceiling mirrored built-in wardrobes – and a fully-tiled and impeccably-renovated ensuite bathroom with a walk-in shower, powder vanity, under-bench storage and a toilet.

Also revamped and graced by quality floor-to-ceiling tiling, the central main bathroom – boasting a rain/hose shower, stone vanity, under-bench storage and a separate toilet – doubles as a semi-ensuite off the second bedroom, where full-height mirrored built-in robes can also be found. The third bedroom has built-in robes of its own, whilst three separate linen cupboards in the hallway merely add to this residence's high storage capacity.

Stroll leisurely to the Trafalgar Bridge and the sprawling Victoria Gardens, along with popular Claisebrook Cove coffee spots and shopping on Royal Street. Access to the freeway, train stations, Optus Stadium itself and the free CAT bus service for a flawless route into the city centre is very easy indeed, adding further appeal to this highly-impressive East Perth location. This is your gateway to the most desirable of low-maintenance "lock-up-and-leave" lifestyles!

Features include:

- 2 small car garage/ parking permit 2nd car
- Feature entry door
- Wooden floorboards
- Open-plan dining/living/kitchen area downstairs
- Alfresco entertaining
- Lower-level laundry and powder room
- Carpeted upstairs bedrooms
- Fully-tiled and renovated upper-level ensuite and main bathrooms
- Balcony off the master suite
- BIR's to all bedrooms
- Three separate upstairs linen cupboards
- Ducted air-conditioning
- Audio-intercom system
- Down lights
- Feature ceiling cornices
- Skirting boards
- Double garage at the rear
- Internal shopper's entry
- Ample off-road parking bays for visitors out front



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Points of Interest (all distance approximate):

- Close to bus stops, with easy access to free CAT bus services around East Perth and the CBD
- Minutes away from the Wellington Square redevelopment and the Perth Girls School precinct
- 400m to Claisebrook Cove
- 400m to the Swan River
- 450m to Victoria Gardens (over the Trafalgar Bridge)
- 500m to Graham Farmer Freeway
- 750m to Claisebrook Train Station
- 1.0km to East Perth Train Station
- 1.2km to Optus Stadium
- 1.6km to HBF Park
- 1.9km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Total Strata Area - 227sqm
- Internal Area - 168sqm
- Council Rates - \$2,192.85 p.a.
- Water Rates - \$1,355.59 p.a.
- No strata fees

More About this Property

Property ID	3PIXFGJ
Property Type	Townhouse

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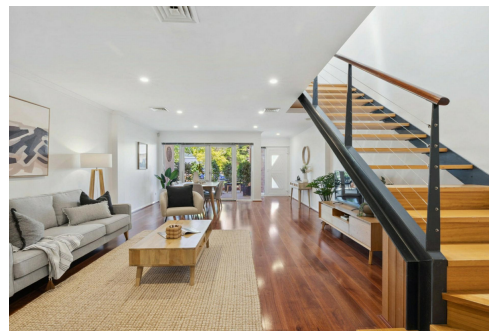
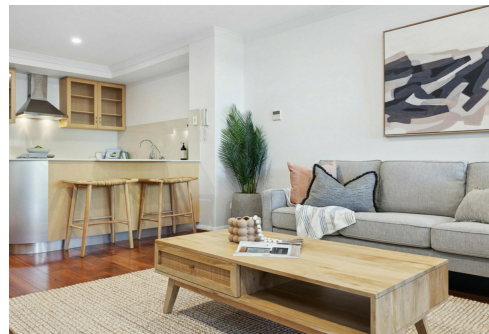
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Residence 168m² | Balcony 7m² | Garage 30m² | Porch/ Courtyard 22m²
Total Area 227m²



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. CIBC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.cibccreative.com.au