



## East Perth, 28A Kensington Street

The Finer Things in Life...



Perfectly positioned within walking distance to vibrant cafes, restaurants, bars, and the lush Mardalup Park by the scenic Swan River, this stylish two-storey, 227sqm, 3-bedroom, 2-bathroom townhouse offers a low-maintenance lifestyle in the heart of East Perth. Just moments from the bustling Perth CBD and lively Northbridge precinct, this home truly places you in the centre of it all.

Step inside to a welcoming open-plan living, dining and kitchen area that flows effortlessly through double doors to a covered front courtyard - ideal for alfresco entertaining. A gas bayonet is also included for easy summer BBQs.

The contemporary kitchen boasts sleek stone benchtops, double sinks with a filtered water tap, glass splashbacks, stainless steel appliances (including dishwasher, gas cooktop, oven, and rangehood), plus a convenient breakfast bar for casual meals. Also on the ground floor are a powder room, a functional laundry with additional storage, and internal

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

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shopper's entry via a secure rear double garage.

Upstairs, the spacious master bedroom features floor-to-ceiling mirrored robes, a private balcony with leafy views, and a fully tiled, renovated ensuite with walk-in shower, vanity, and toilet.

The second bedroom also includes built-in robes and semi-ensuite access to the main bathroom, which is similarly updated with floor-to-ceiling tiles, a rain/hose shower, stone vanity, under-bench storage, and a separate toilet. The third bedroom includes built-in robes, and ample hallway storage is provided via three additional linen cupboards.

Enjoy easy access to the beautiful Victoria Gardens and Claisebrook Cove, as well as seamless transport options including train stations, the CAT bus, and freeway links. This premium East Perth residence delivers the ultimate lock-up-and-leave lifestyle in a highly sought-after location.

#### Key Features:

- Double garage (ideal for 2 small cars) + street parking permits
- Secure internal shopper's entry
- Open-plan living with timber floorboards
- Front alfresco courtyard with gas bayonet and BBQ area
- Renovated bathrooms with full-height tiling
- Private balcony off the master suite
- Built-in robes in all bedrooms
- Three additional linen cupboards upstairs
- Ducted air conditioning
- LED downlights, ceiling cornices & skirting boards
- Carpeted bedrooms upstairs
- Updated garage with Revel sauna

#### Location Highlights (all distances are approximate):

400m to Claisebrook Cove & Swan River

450m to Victoria Gardens via Trafalgar Bridge

500m to Graham Farmer Freeway

750m to Claisebrook Train Station

1.0km to East Perth Train Station

1.2km to Optus Stadium

1.9km to Perth CBD

Highgate Primary & Bob Hawke College Catchment Zones

Near Mercedes College & Trinity College

Easy access to CAT bus, local shops, cafes & bars

#### Rates & Dimensions:

Council Rates: \$2,275.90.pa

Water Rates: \$1,543.72 pa

Total Area: 227sqm

Internal Area: 168sqm

No Strata Fees



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## More About this Property

Property ID	3T07FGJ
Property Type	Townhouse

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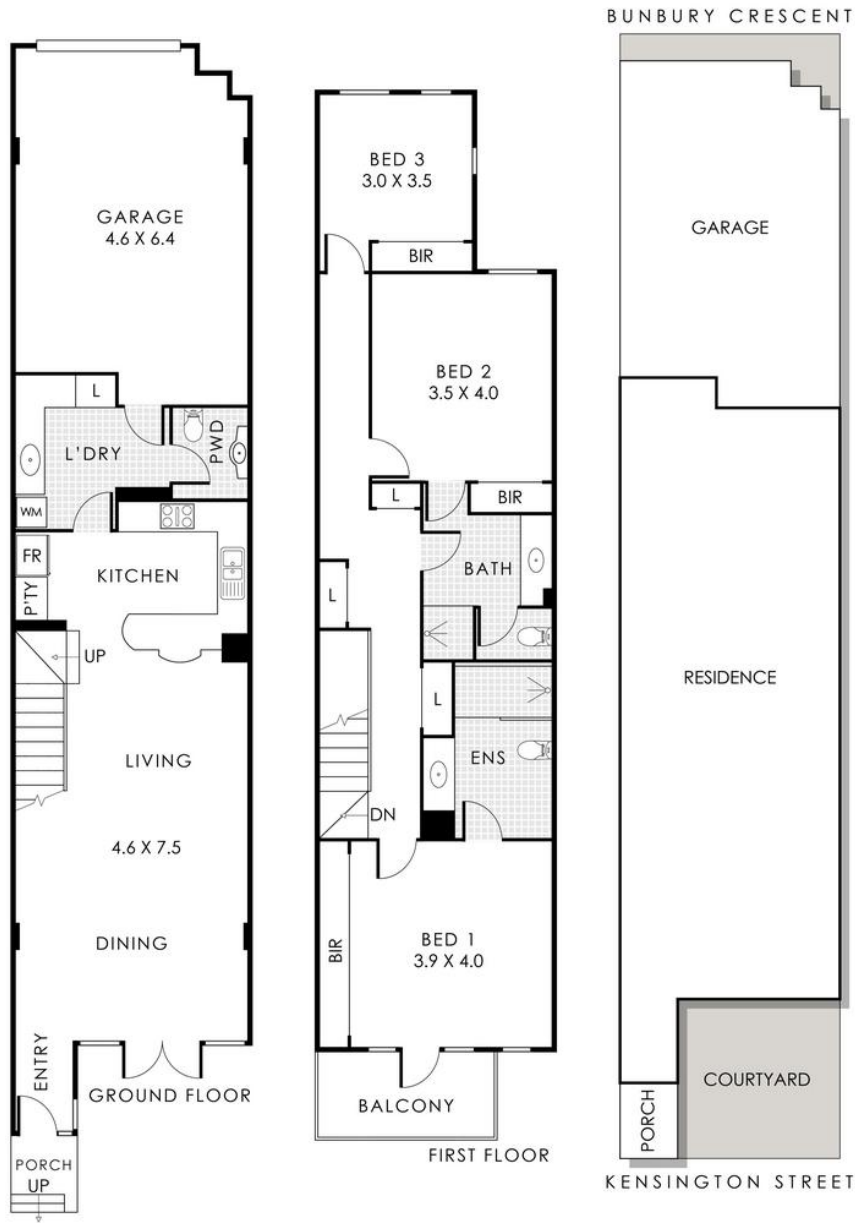
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**28A Kensington Street, East Perth**

Residence 168m<sup>2</sup> | Balcony 7m<sup>2</sup> | Garage 30m<sup>2</sup> | Porch/ Courtyard 22m<sup>2</sup>  
**Total Area 227m<sup>2</sup>**



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 the 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 eaves under eaves. C&A Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. This to be used for any other purposes.  
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