

4 Constitution Street, East Perth

## Luxury & Location...

Positioned in one of East Perth's most connected and walkable pockets, this beautifully upgraded three-storey townhouse places you at the centre of it all. From morning walks around Claisebrook Cove to event nights at Optus Stadium, riverside paths, parks, cafes and the CBD are all just moments from your door, with the free CAT bus making city access effortless.

Tucked away within a quiet, tightly held group of established, tree-lined homes, the residence offers a refined lock-and-leave lifestyle with low strata fees and a strong emphasis on quality and comfort. Despite its central location, the home enjoys a peaceful sense of privacy rarely found so close to the action.

The ground floor opens to a light-filled living and dining area designed for easy entertaining, where thoughtful architectural details enhance the sense of space. A recessed feature ceiling above the dining zone adds subtle sophistication, while the home's flowing layout makes everyday living effortless.

At the heart of the home, the well-appointed kitchen caters to avid cooks, featuring quality appliances including a gas cooktop, electric oven and dishwasher, along with generous storage and sleek, modern finishes. A well connected north-facing balcony captures abundant

3 2 2

### FOR SALE

Please Call

### AGENTS

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**AGENCY**  
LJ Hooker City Residential  
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natural light and is ideal for morning coffee or evening relaxation.

Upstairs, the main bedroom is a true retreat, highlighted by soaring raked ceilings, plantation shutters and double doors opening to a private balcony with beautiful river views - the perfect spot to unwind. A walk-in robe and stylish ensuite complete the suite. Bedroom two offers mirrored built-in robes with semi-ensuite access, while the third bedroom is equally well appointed with built-in storage.

Additional features include a dedicated laundry, extra storage throughout, and a secure double garage with rear laneway access. Combining an unbeatable lifestyle location with low-maintenance luxury, this townhouse is perfectly suited to professionals, downsizers or investors seeking quality, convenience and walk-everywhere living.

**Points of Interest:**

- A short stroll to cafes, coffee shops, dining options, and public transportation.
- Close proximity to Trinity College, the WACA, Gloucester Park, and Claisebrook Cove.
- The CBD is merely 2km away, accessible via the free CAT bus service.
- Optus Stadium and the Burswood Casino are within a short walk via the Matagarup Bridge.

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**Rates & Dimensions:**

Council Rates: \$2,060.15 p.a.

Water Rates: \$1,431.22 p.a.

Strata Admin: \$903.00p/qtr

Strata Reserve: \$129.00 p/qtr

Residence Area: 140sqm

Total Area: 204sqm

## MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 3UZ8FGJ   |
| Property Type | Townhouse |

**Brendan Smith 0420 217 818**

Sales Executive â€“ The Smith Team |  
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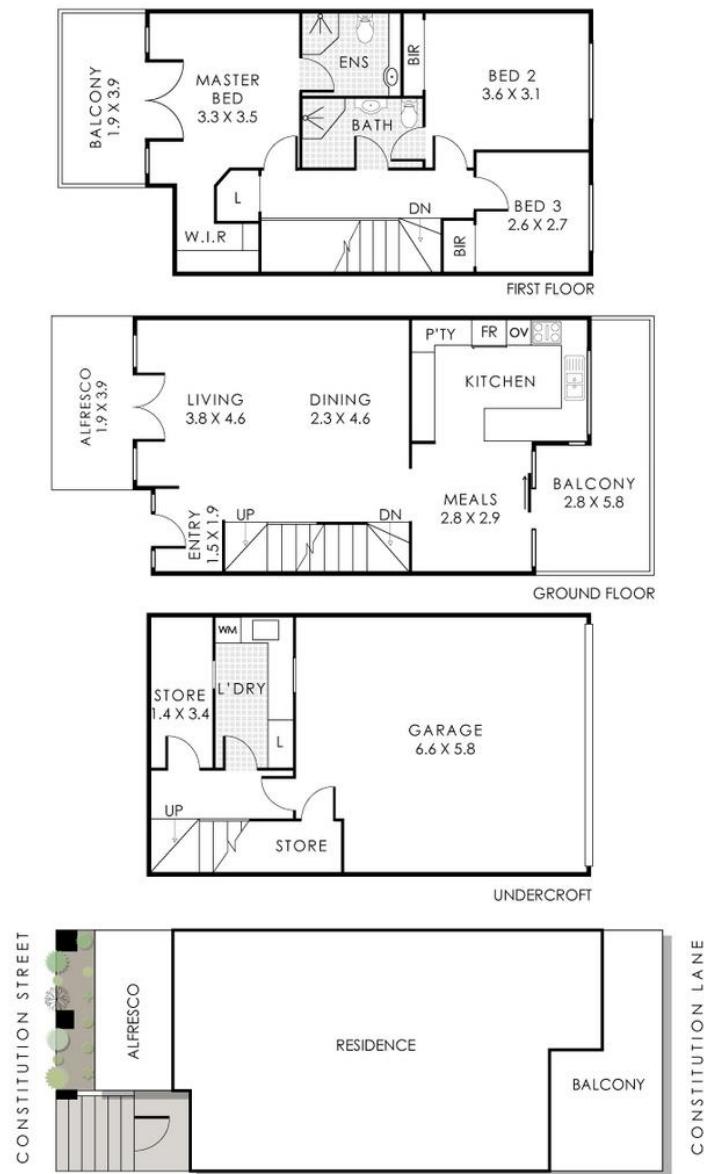
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#### 4 Constitution Street, East Perth

Residence 140m<sup>2</sup> | Alfresco 7m<sup>2</sup> | Garage 37m<sup>2</sup> | Balconies 20m<sup>2</sup>  
**Total Area 204m<sup>2</sup>**

This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, the dimensions and areas shown are approximate and for illustration only. Measurements and total areas do not include or account for wall thickness or floor area under eaves. City-Creative will not be held liable or responsible for any errors or omissions in the floor plan or will not be held liable or responsible if any information shown on the floor plan is used for any other purpose.  
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