

66A Wittenoom Street, East Perth

## Upmarket Townhouse with Exceptional Scale!

Few properties offer the combination of scale, flexibility and lifestyle that this impressive residence delivers. Positioned in one of East Perth's most desirable tree-lined streets, this expansive 328sqm home provides the space and functionality of a traditional house while enjoying all the convenience and low-maintenance benefits of inner-city living. With multiple living areas, generous accommodation and an outstanding location just moments from the Swan River, this is a rare opportunity to secure a home that truly grows with your lifestyle.

### THE PROPERTY

Positioned in one of the suburbs most desirable pockets, this substantial multi-level residence offers an exceptional amount of internal living space rarely found in East Perth. Designed with both comfort and practicality in mind, the home features a versatile floorplan that provides excellent separation between living and sleeping zones, making it equally appealing to families, professionals, downsizers or those seeking a premium lock-and-leave lifestyle.

The expansive open-plan living and dining areas create an inviting central hub for everyday living and entertaining, while multiple balconies provide peaceful outdoor spaces to relax and enjoy the leafy surrounds. Filled with natural light and offering house-like

5 3 2

**FOR SALE**  
Coming Soon...

**VIEW**  
By Appointment

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proportions throughout, this is a residence that immediately feels like home.

#### THE FEATURES

Generous living spaces are complemented by a well-appointed kitchen featuring quality appliances, extensive storage and ample preparation space, making it perfectly suited to both everyday living and entertaining. Large windows throughout the home allow natural light to flood the interiors while framing pleasant outlooks across the surrounding streetscape.

The accommodation is equally impressive, with oversized bedrooms offering built-in storage and excellent separation for privacy. The spacious primary suite is complete with its own ensuite, while the additional bathrooms are well-appointed and include a luxurious spa bath. Additional features include air conditioning, multiple balconies, secure parking, a dedicated laundry, excellent storage options and a highly functional floorplan that caters effortlessly to modern living.

#### THE LOCATION

Wittenoom Street is widely regarded as one of East Perth's premier residential addresses, known for its leafy streetscape, established character and exceptional walkability. Positioned on the doorstep of some of Perth's best lifestyle attractions, residents enjoy the perfect balance between a peaceful neighbourhood atmosphere and immediate access to the city.

The Swan River foreshore, Claisebrook Cove and Wellington Square are all within walking distance, while Perth CBD is just minutes away. Whether it's a morning walk along the river, coffee at one of the nearby cafés or an evening dining by the waterfront, this location delivers an enviable lifestyle that few suburbs can match.

#### THE AMENITIES

East Perth continues to be one of Perth's most connected and convenient lifestyle destinations. Claisebrook Cove offers an excellent selection of cafés, restaurants and bars, while nearby Wellington Square provides beautifully landscaped parklands and recreational facilities. The Swan River walking and cycling paths are only moments away, offering easy access to Optus Stadium, Matagarup Bridge and the wider riverside network.

Public transport options are exceptional, with free CAT bus services, Claisebrook Train Station and major arterial routes all within easy reach. Crown Perth, Optus Stadium, Elizabeth Quay and Perth CBD are only minutes from your doorstep, ensuring world-class entertainment, dining and shopping are always close by.

#### THE WHY

Opportunities to secure a residence of this size and calibre in East Perth are increasingly rare. Combining generous proportions, multiple living zones and an unbeatable lifestyle location, this home offers a level of flexibility and comfort that is seldom found within the inner-city market.

Whether you're seeking a spacious family home, an executive residence or a premium lock-and-leave property, this is an address that delivers on every level. Move in, enjoy the space and embrace one of Perth's most desirable riverside lifestyles.

#### THE NUMBERS

Council Rates: \$3,022.90 p.a.

Water Rates: \$1,967.29 p.a.

Year Built: 2004

Internal Area: 251sqm

Total Lot Area: 328sqm

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## MORE DETAILS

Property ID                    3VTBFGJ  
Property Type                Townhouse

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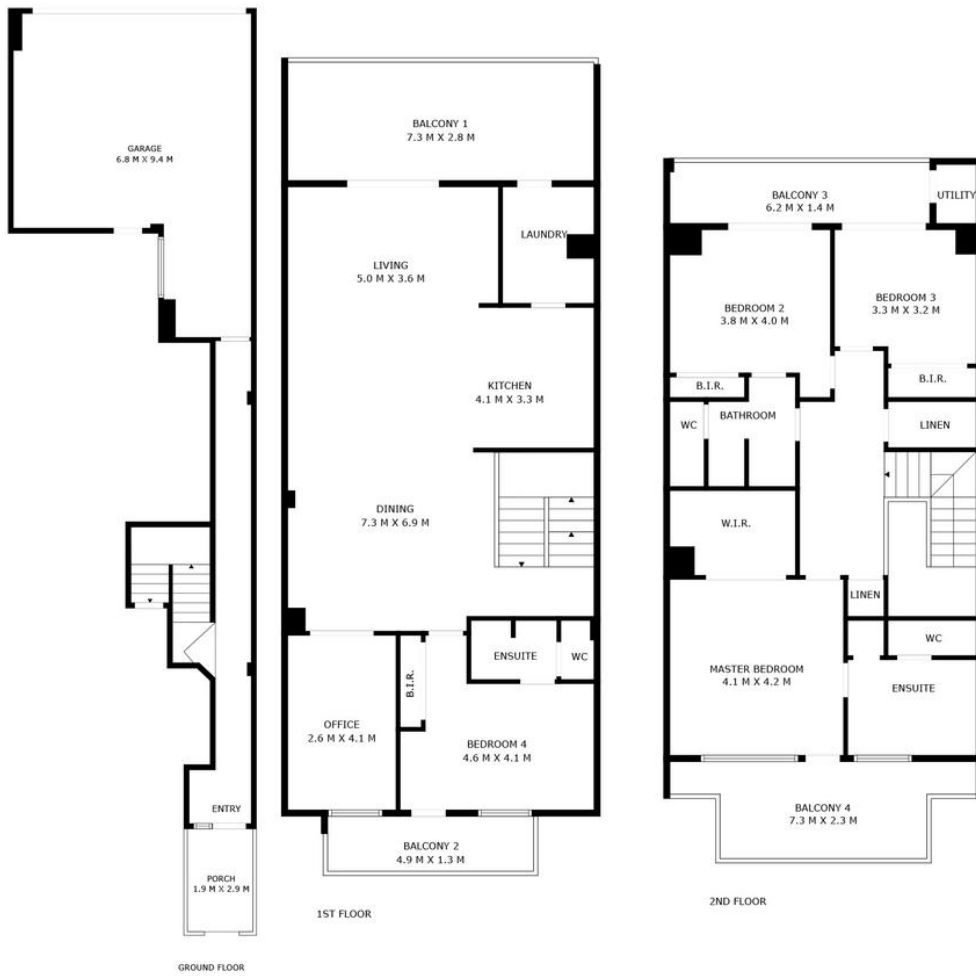
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<i>Approximate Areas</i>	
Internal Area	251m <sup>2</sup>
Garage	51m <sup>2</sup>
Balcony (1,2,3, and 4)	48m <sup>2</sup>
Porch	6m <sup>2</sup>



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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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