



East Perth, 71A Goderich Street

City Townhouse With Charm...

Contemporary comfort and character await you here on tree-lined Goderich Street, in the form of this terrific 3 bedroom 3 bathroom renovated townhouse residence that encourages low-maintenance "lock-up-and-leave" living, only walking distance away from Wellington Square, the beautiful Queens Gardens, Langley Park, our picturesque Swan River, the stunning Claisebrook Cove precinct and more.

A gated courtyard entrance makes an instant first impression and delightfully secures the front verandah, before you step foot inside and are welcomed by a large living room on the ground floor. The open-plan kitchen and dining area seamlessly integrated with the lower-level layout and offers double sinks, quality tap fittings, ample storage, a range-hood, stylish Belling cooktop and oven appliances and an integrated laundry, as well as access into a separate third bathroom with a toilet, fully-tiled ceiling-mounted walk-in rain shower and powder vanity. Gorgeous double French doors off the dining space reveal a splendid entertaining pergola and courtyard that is brilliant in its privacy.

3 3 1

For Sale
Please Call

View
ljhooker.com.au/3Q8RFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au



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(08) 9325 0700

On the first floor, a spacious and carpeted master-bedroom suite boasts split-system air-conditioning, heaps of built-in-wardrobe options and double-French-door access out on to an enchanting bull-nose balcony that overlooks the leafy street. It also leads into another stunning fully-tiled "ensuite" bathroom with a walk-in rain shower, toilet, twin "his and hers" vanities and feature wall tiling.

The carpeted second bedroom on the same level also has a striking barn-style sliding door, a fully-tiled ensuite/second bathroom with a rain shower and toilet, split-system air-conditioning, built-in robes and a lovely skyscraper vista. The massive top-level third bedroom-come-loft makes for the perfect home office too, comprising of built-in study desks, seemingly-endless built-in storage space, split-system air-conditioning, a soaring cathedral-style high ceiling and a skylight and feature French windows with their own unique views. The icing on the cake is your own single car bay beyond the pergola - complete with its own storage area.

Embrace this ultra-convenient east-end-of-the-city location, also within footsteps of the new Perth Girls' School cultural precinct, the WACA Ground and Gloucester Park, with the likes of fine restaurants, cafes, shopping outlets, top public and private schools, free public transport (on the CAT bus), Elizabeth Quay, Crown Towers and our world-class Optus Stadium at Burswood all in close proximity. What a wonderful place to call home!

Features include:

- Impressively renovated throughout
- Gated entry courtyard
- Stylish timber-look floors
- Living, kitchen and dining spaces downstairs
- Integrated laundry within the kitchen - adjacent to the 3rd bathroom
- Rear entertaining pergola/courtyard
- Large carpeted upstairs master suite with BIR's, split-system a/c, a balcony and barn slider to its fully-tiled ensuite
- Upstairs 2nd bedroom with its own fully-tiled ensuite also
- Huge top-floor loft/3rd bedroom with desks, storage and more
- Downstairs walk-in linen cupboard
- Split-system air-conditioning in every bedroom
- Character ceiling roses to the front living room and connecting kitchen/dining area
- Feature ceiling cornices
- Feature skirting boards
- White plantation window shutters
- Front security door
- Easy-care garden beds
- Single car bay - with access to a double-door storage area
- Marked street-parking bays, for your guests and visitors to utilise

Points of Interest (all distance approximate):

- 150m to the nearest bus stop
- 200m to Wellington Square



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- 500m to the Girls School Civic Precinct
- 600m to Langley Park
- 650m to the WACA Ground
- 700m to Queens Gardens
- 900m to the Swan River
- 1.1km to Claisebrook Train Station
- 1.4km to Perth CBD
- 1.8km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,870.45 p.a.

Water Rates: \$1,325.15 p.a.

Strata Admin: \$855.00 p/qtr

Strata Reserve: \$172.90 p/qtr

Residence Area: 110sqm

Total Area: 152sqm

More About this Property

Property ID	3Q8RFGJ
Property Type	Townhouse

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

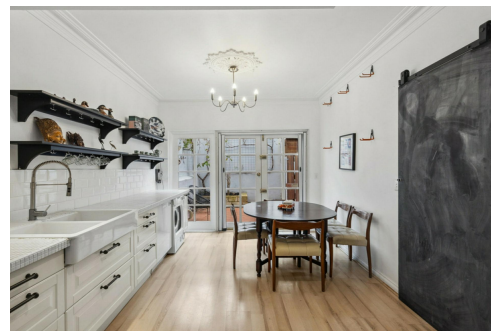
Sharon Smith 0405 814 948

Sales Executive | sharon.smith@ljhooker.com.au

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Shop 30, 82 Royal Street, EAST PERTH WA 6004

cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



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Residence 110m² | Verandah 10m² | Pergola 10m² | Car Bay 13m² | Storage 3m² | Balcony 6m²
Total Area 152m² | Total Strata Lot 158m²



This document is for illustrative 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 of approximate interpretation only. Measurements and total area do not include or account for wall thickness or not shown under areas. CDB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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