






73B Goderich Street, East Perth

Character Meets City Convenience!

Set within one of East Perth's most charming tree-lined streets, this elegant multi-level residence delivers space, character and an effortless inner-city lifestyle. From the moment you arrive, the classic facade and welcoming entry set the tone for a home that feels both refined and relaxed, perfectly suited to professionals, downsizers or anyone seeking generous proportions in a premium location.

Inside, light-filled living areas unfold across beautifully maintained timber flooring, complemented by new window coverings and updated lighting throughout. The open plan lounge and dining zones are generous in scale, flowing seamlessly into a well-appointed kitchen with ample storage, quality appliances and practical bench space designed for both everyday living and entertaining. French doors and large windows enhance the sense of openness, drawing in natural light and leafy outlooks.

Accommodation is thoughtfully spread over multiple levels, offering privacy and flexibility. The bedrooms are spacious with built-in robes, whilst the main bedroom is a peaceful retreat with access to a private balcony, and the bathroom. A versatile upper-level retreat or additional living space provides the perfect option for an additional

3  1  1 

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

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AGENCY

LJ Hooker City Residential
(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedroom, home office, media room or quiet escape.

Outdoor living is equally appealing, with a private courtyard ideal for morning coffee, evening drinks or relaxed entertaining with friends. Secure parking and internal laundry facilities add everyday convenience, while the location is exceptional - positioned within the free transit zone to the Perth CBD, and within easy walking distance to Optus Stadium and the newly redeveloped WACA Ground. A rare opportunity to secure a character-filled, low-maintenance home in a tightly held East Perth address, offering lifestyle, comfort and timeless appeal in equal measure.

Points of Interest (all distance approximate):

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

This property is currently rented on a fixed-term lease at a rate of \$850 per week until 28/05/2026.

Rates & Dimensions:

Council \$2,172.90 pa

Water \$1,469.72 pa

Strata Admin \$791.35 p/qtr

Strata Reserve \$268.85 p/qtr

Residence Area 112sqm

Total Area 156sqm

MORE DETAILS

Property ID 3VBEFGJ
Property Type Townhouse

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |

brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive â€” The Smith Team |

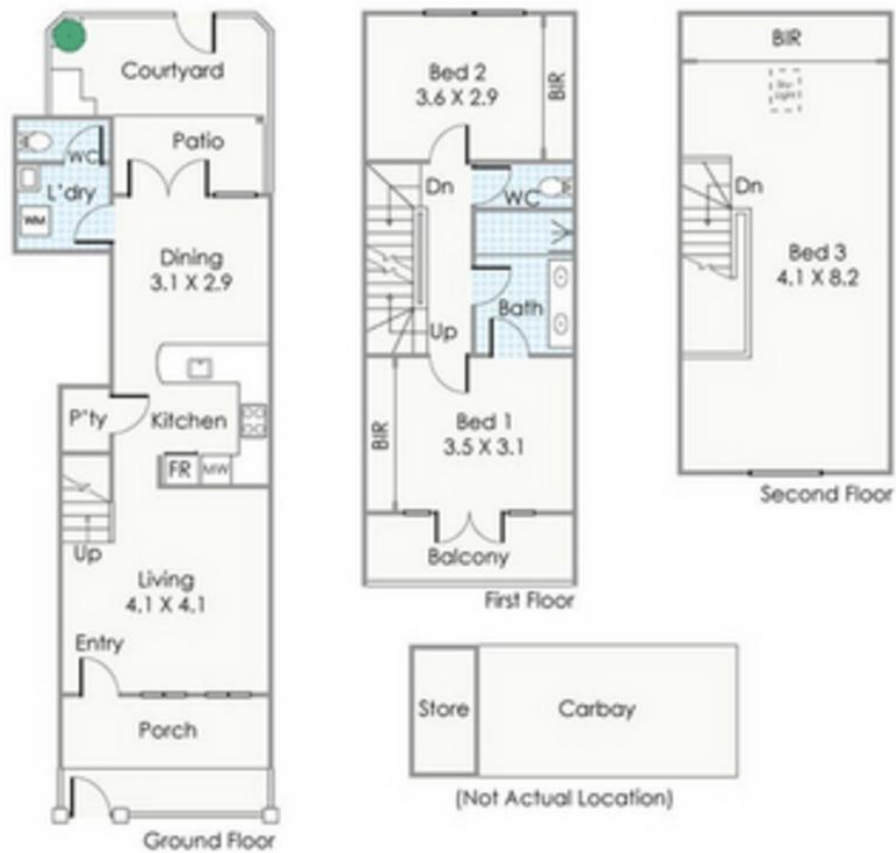
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Approximate Areas

GROUND FLOOR

Residence: 42m²
 Porch: 10m²
 Patio: 5m²
 Courtyard: 9m²
 Store: 3m²
 Carbay: 14m²

FIRST FLOOR

Residence: 41m²
 Balcony: 6m²

SECOND FLOOR

Residence: 38m²
 Total Area: 168m²

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.
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