



75A Goderich Street, East Perth

Timeless City Townhouse...

Tucked away in a prime East Perth pocket, this stylish townhouse that oozes character delivers effortless inner-city living with a touch of sophistication. Set across two levels, it's a home that perfectly balances comfort and convenience, offering an ideal retreat just moments from the buzz of the CBD.

A secure gated courtyard sets the tone from the moment you arrive, enclosing a charming front verandah before leading you into a spacious and inviting ground-floor living area. Step inside to discover light-filled interiors and a generous open-plan layout that flows seamlessly between living, dining and outdoor entertaining spaces.

The kitchen is well-appointed, with plenty of bench space and storage as well as quality stainless-steel cooking appliances; including a gas cooktop, rangehood and oven. Elegant double French doors extend from the dining area to a private courtyard, creating the perfect space for relaxed entertaining in complete seclusion.

Upstairs, the spacious carpeted master suite exudes charm and comfort with air-conditioning and it's own private ensuite, that features twin vanities and a shower. Double French doors open out from the bedroom to a delightful balcony overlooking the leafy street below. The second bedroom on this level is equally inviting, carpeted for

3 1 1

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

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AGENCY

LJ Hooker City Residential

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Interested parties must rely solely on their own enquiries.

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comfort as well, air-conditioned and boasting plenty of natural light from the large window.

Crowning the home, the expansive loft-style third bedroom offers exceptional versatility - perfect as a home office, creative studio, or guest retreat. It features a soaring cathedral ceiling and charming French windows that flood the space with natural light.

Positioned within walking distance of the vibrant Claisebrook precinct, the waterfront, and an array of cafés, restaurants and bars, everything you need is right at your doorstep. With convenient access to free city transport, Optus Stadium, and the riverfront parklands, this property captures the best of low-maintenance living in one of Perth's most connected suburbs.

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

Rates & Dimensions:

Council Rates: \$2,011.00 p.a.

Water Rates: \$1,355.35 p.a.

Strata Admin: \$791.35 p/qtr

Strata Reserve: \$268.85 p/qtr

Residence Area: 112sqm

Total Area: 160sqm

MORE DETAILS

Property ID 3UB7FGJ
Property Type Townhouse

Brendan Smith 0420 217 818

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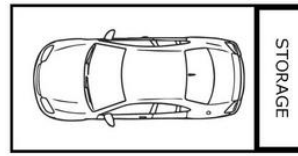
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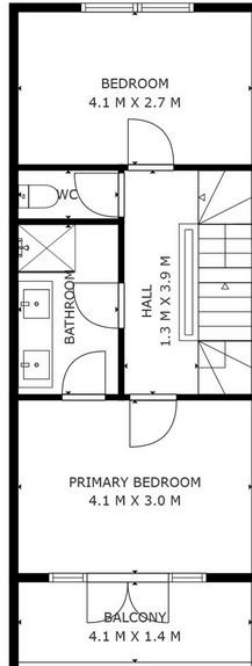




FLOOR 1



CARPORT



FLOOR 2



FLOOR 3

<i>Approximate Areas</i>	
Internal Living Total	112m ²
Courtyard 1	10m ²
Courtyard 2	16m ²
Balcony	6m ²
Carport	13m ²
Storage	3m ²
Total Lot Size	186m ²



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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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