



East Perth, 8 Constitution Street

Welcome to Your New Lifestyle!

Subtly understated from its modest street frontage, this comfortable 174sqm, 3 bedroom 2 bathroom tri-level residence assumes a dream location only footsteps away from stunning Claisebrook Cove parklands at Victoria Gardens, where our picturesque Swan River, the iconic Matagarup Bridge and our world-class Optus Stadium on the Burswood peninsula combine to create the most mesmerising of scenic backdrops.

At first glance, this gated sanctuary appears to be a contemporary two-storey home, but in fact boasts a hidden lower-ground level where a separate study, a large laundry (with linen storage) and a generous double lock-up garage - with its own storage cupboard, internal shopper's entry and vehicular access from the rear of the property - impressively lie in wait.

The ground level features both single and double entry doors - from the gated front courtyard - into a massive living room that eventually leads you through to a central open-plan dining and revamped-kitchen area with sparkling stone bench tops, sleek tiled



For Sale
Under Offer

View
ljhooker.com.au/3R6QFGJ

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LJ Hooker City Residential
(08) 9325 0700

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

splashbacks, double sinks, a water-filter tap and excellent stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. The latter flows out to a fabulous full-width back covered entertaining balcony with leafy glimpses of the river, Matagarup Bridge, the park and Perth's rolling hills, for good measure.

Upstairs, the first floor comprises of another balcony - this time at the front of the home and on the other side of double doors, found within the master-bedroom suite. Cathedral-style high ceilings, a fitted walk-in wardrobe and a private ensuite bathroom with a shower, toilet and powder vanity can also be discovered up here. The bigger second bedroom has a built-in robe and the adjacent third bedroom has its own storage cupboard - both serviced by a practical main bathroom with a toilet, bathtub and a semi-ensuite access door, from the secondary bedroom.

Leave the car locked up and enjoy leisurely walks of only a few minutes to the likes of cafes, restaurants, public transport (including the free CAT bus), shopping in the CBD, the beautiful Victoria Gardens, Gloucester Park, the WACA Ground and, of course, Optus Stadium across the glistening river waters. What a setting!

Features include:

- Entry courtyard with double access gates from the street
- Modern internal floor tiles
- Study, laundry and double garage - all on the lower-ground level
- Spacious front living room
- Connecting dining and kitchen area - with a ceiling fan
- Renovated kitchen with stone bench tops and quality appliances
- Balconies on both upper levels
- Low-maintenance timber-look bedroom floors
- Robes/storage cupboards in all three bedrooms
- Full-height cathedral-style windows in the master suite
- Private master-ensuite bathroom
- Separate semi-ensuite 2nd bathroom
- Hallway storage cupboard on the top floor
- Split-system air-conditioning
- Built in 1996 (approx.)

Points of Interest (all distance approximate):

- Close to bike and walking trails
- 150m to the Swan River
- 200m to the nearest CAT bus stop
- 400m to Claisebrook Cove
- 400m to Victoria Gardens
- 800m to Perth Girls' School Civic Precinct
- 850m to Optus Stadium (via Trafalgar Bridge)
- 900m to Gloucester Park entrance
- 1.3km to Claisebrook Train Station
- 1.3km to Wellington Square redevelopment
- 2.1km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College



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Rates & Dimensions:

- Council Rates - \$2,138.85 p.a.
- Water Rates - \$1,426.68 p.a.
- Strata Admin - \$786.90 p/qtr
- Strata Reserve - \$129.00 p/qtr
- Residence Area - 119qm
- Total Area - 174sqm

More About this Property

Property ID	3R6QFGJ
Property Type	Townhouse
Including	Study

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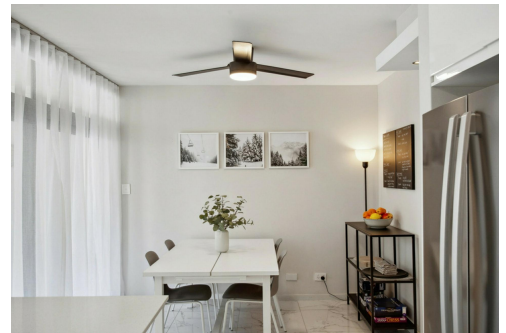
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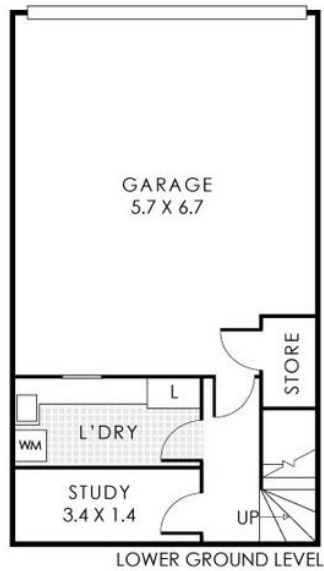
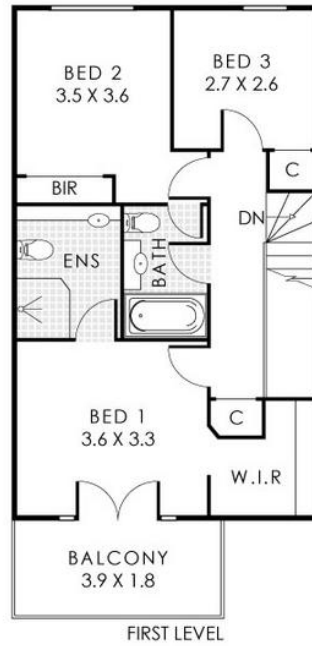
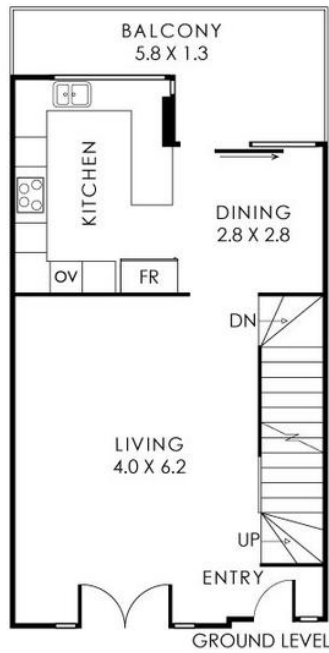
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8 Constitution Street, East Perth

Residence 119m² | Balconies 18m² | Garage 37m²

Total Area 174m²



This floor plan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate inspection only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. C/D's/line will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.zillow.com.au