



East Perth, 5/132 Royal Street

A Picturesque Setting...

Step into a lifestyle of comfort and convenience within this stunning 290sqm, East Perth home, located in one of Royal St's most picturesque settings, with vibrant cafes just around the corner, this is where your dream lifestyle begins.

On the ground floor, a versatile space awaits - perfect for a home office, extra living area, or formal lounge - along with handy under-stair storage and a convenient guest powder room. The gourmet kitchen is a chef's delight, offering gas cooking, granite countertops, a wine rack, and plenty of storage space.

The large, open-plan living area is designed for seamless indoor-outdoor flow, starting with gleaming wooden floorboards and leading into a sun-drenched courtyard that's both functional and beautiful. Picture yourself relaxing on the sprawling north-facing deck perfect for entertaining and soaking up the sunshine.

3 2 2

For Sale
Under Offer

View
ljhooker.com.au/3RJWFGJ

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(08) 9325 0700

Upstairs, the carpeted master bedroom is a sun-soaked sanctuary, complete with high ceilings, built-in robes, and a private balcony where you can unwind. The master suite also has a private ensuite for good measure. The second and third bedrooms are also carpeted and offer high ceilings and built-in robes, with one featuring its own balcony, and both sharing a semi-ensuite.

The private two-car garage in the basement offers secure parking, along with separate laundry facilities, conveniently located on the bottom level with plenty of storage and benchspace. The entire home is fitted with ducted reverse cycle air conditioning, keeping you comfortable all year round.

This property combines modern style, space, and a location that's second to none. Don't wait to make this stunning home in a prime location yours today and experience the lifestyle upgrade you deserve!

Points of Interest (all distance approximate):

- Minutes away from the nearest CAT bus stop
- The Swan River at your doorstep
- 400m to Claisebrook Train Station
- 1.1km to the WACA Ground and Gloucester Park
- 1.5km to Optus Stadium
- 1.8km to Perth CBD
- 4.1km to Crown Towers

Rates & Dimensions:

Council Rates: \$2,510.85 pa

Water Rates: \$1,641.35 pa

Strata Admin: \$1,317.83 p/qtr

Strata Reserve: \$201.42 p/qtr

Total Area: 290sqm

More About this Property

Property ID	3RJWFGJ
Property Type	Townhouse
House Size	290 m2

Brendan Smith 0420 217 818

Sales Executive â€“ The Smith Team | brendan.smith@ljhooker.com.au

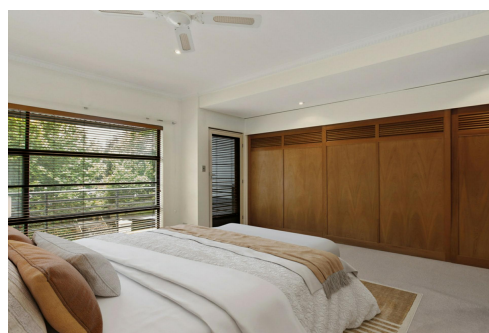
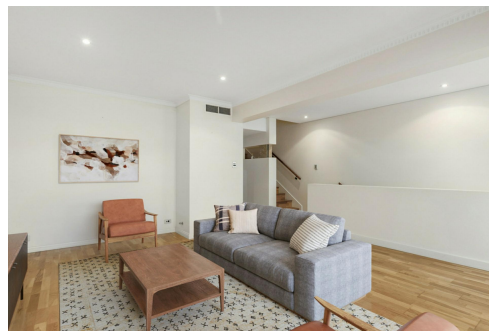
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