



9 Gladstone Avenue, South Perth

**SOLD!**

SOLD BY JEFF & JOEL!

4 Bedroom plus Study Family Home on a 438sqm block in "The Avenues"

Rich in timeless appeal, this home showcases the enduring quality of a more traditional design - with well-defined living zones, generous proportions, and a layout that prioritises comfort and functionality.

Families will appreciate the separation of spaces, creating room for everyone to spread out or come together with ease. The sparkling saltwater pool and sheltered alfresco area offer a tranquil escape, perfect for entertaining or relaxing year-round.

Best of all, you're just moments from the iconic South Perth foreshore - with river walks, parklands, and cafes all a short stroll from your front door.

Key Features:

Upstairs:

- Grand master suite with walk-in robe and private en-suite
- Front balcony with city sky-line views
- Three additional bedrooms, all with built-in robes

4 2 2

**FOR SALE**

From \$1.95 Million

**AGENCY**

LJ Hooker Subiaco  
(08) 9382 3959

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.

LJ Hooker

- Stylish family bathroom complete with bath
- Ducted A/C throughout

Downstairs:

- Open-plan kitchen featuring gas cooktop, electric oven, and Bosch dishwasher
- Formal lounge & dining with feature cornices & ceiling roses
- Separate family / games room, and casual meals area
- Split-system A/C to Lounge & Family / Games rooms
- Spacious study by front entry, perfect for home office
- Convenient third toilet and well-planned laundry
- Handy storage under stairwell

Outdoor & Additional Highlights:

- Sparkling below-ground saltwater pool with safety fencing - perfect for summer days
- Covered alfresco area for all-seasons entertaining
- Low-maintenance landscaped gardens
- Double carport with ample additional parking
- " NBN FTTP connection for ultrafast speeds
- " 438m<sup>2</sup> green title block in a prestigious riverside location

Outgoings (approximate):

Council Rates: \$3,347 p/a

Water Rates: \$1,671 p/a

Set in a prestigious South Perth pocket, this residence combines everyday practicality with upscale charm. Properties in this bracket are exceptionally scarce - don't miss your chance to make this one yours.

Contact Jeff Stephenson today on 0418 955 831, or Joel Cooper on 0488 242 283.

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

## MORE DETAILS

Property ID	82GHNF
Property Type	House
House Size	203 m <sup>2</sup>
Land Area	438 m <sup>2</sup>
Including	Ensuite Air Conditioning Built-in-Robes Area Views City Views Close to Schools Close to Shops Close to Transport River Views



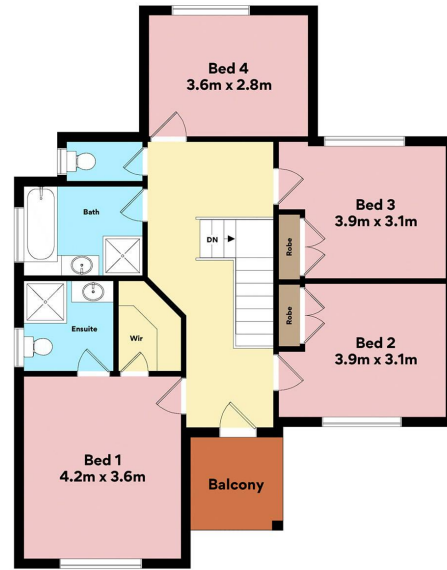
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LOWER LEVEL



UPPER LEVEL

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Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mistatement. These plans are for representation purposes only.