

**10 Jewell Lane, East Perth, WA 6004**



**House For Sale**

Thursday, 9 November 2023

10 Jewell Lane, East Perth, WA 6004

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Offers Closing Sunday 26th November

Situated against the stunning Mardalup Park along the picturesque Swan River in the highly sought-after Claisebrook Cove enclave of East Perth, this exceptional 4 bedroom 3 bathroom tri-level residence offers approximately 300sqm of living space. It also includes a double lock-up garage, accessible from the property's desirable laneway frontage as an added bonus. At the rear, a private alfresco courtyard with liquid-limestone paving on the ground floor provides a serene outlook over the parklands, with a winding staircase leading to the first-floor balcony. From there you'll enjoy a sweeping park vista, with the Swan River and Optus Stadium as a backdrop. The top-floor balcony offers breathtaking sunrises to start your day. The top floor also houses a carpeted master bedroom with balcony access, a walk-in wardrobe, an intimate ensuite bathroom and sublime grass and water views from the comfort of your bed. Custom Hamptons-style cabinetry and bookshelves adorn the home office, which features engineered timber floorboards, as well. The spare bedrooms boast mirrored built-in robes and the fully-tiled main bathroom includes a toilet, vanity, shower and ample space for pampering. On the middle level, wooden flooring complements an open-plan living, dining and kitchen area with main-balcony access, showcasing a park and river aspect. The stylish modern kitchen itself features sparkling stone countertops, a breakfast bar, pantry storage, tiled splashbacks, double sinks and excellent integrated appliances. The lower level offers a second living area with sliding doors to the rear courtyard, creating a versatile space for dining and relaxation. This level can easily serve as a "granny flat", complete with a kitchenette, a separate fourth bedroom and a fully-tiled third or "guest" bathroom with a bathtub, separate shower, toilet and vanity. With riverside promenades and some of the city's finest restaurants just a short walk away, this unique residence offers a magnificent lifestyle opportunity that is simply irresistible. What a pad!

Features Include:- Renovated and upgraded interiors- Downstairs self contained second living area - Courtyard access and its own kitchenette- Open-plan living, dining and kitchen area - Study nook on the middle level- Integrated range-hood and gas-cooktop- Breakfast bar seating for the family- Recessed ceiling to the dining area- Main entertaining balcony, off the living space- A separate study/home office- Upper-level master suite with private balcony- Fully-tiled laundry with storage- Ducted and split-system air-conditioning- Double garage & storage- Additional off-road parking bays x2

Points of Interest (all distance approximate):- Easy access to free CAT bus services - 50m to the Swan River- 350m to Victoria Gardens (over the Trafalgar Bridge)- 400m to Graham Farmer Freeway- 450m to Claisebrook Cove- 1.0km to Claisebrook Train Station- 1.2km to Optus Stadium- 2.3km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones

Rates & Dimensions:- Total area 300sqm (approx)- Land Size 185sqm- Council Rates \$3,647.60 pa- Water Rates \$2,098.80 pa