

14/3 Hay Street, East Perth, WA 6004



Townhouse For Sale

Thursday, 29 February 2024

14/3 Hay Street, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Brendan Smith
0893250700



Sharon Smith
0405814948

Offers Closing Sunday 17th March

(The seller reserves the right to accept offers prior to the closing date) This exceptional 264sqm, 3 bedroom 3 bathroom apartment offers a premium lifestyle defined by space, quality and privacy – all in an ideal location overlooking the iconic Queens Gardens parkland across the road where lawns, duck ponds and the famous Peter Pan Statue can all be found, within the vibrant east end of town. Impeccably presented with a sophisticated palette of modern hues, this clever three-storey layout seamlessly blends indoor and outdoor living, catering to your daily needs. There is also scope to live in the top part of the apartment whilst renting out the bottom level, if you are that way inclined. With its own street frontage in a coveted locale that marries the serene East Perth ambience with a lush, parkside setting, this home exudes charm. The ground level functions as a versatile third bedroom – or home office – that features a built-in wardrobe, separate contemporary bathroom with a shower, toilet and vanity, under-stair storage and direct “shopper's” access to your secure double car bays for parking. It all sits beyond a gated entry courtyard and verandah, for peace of mind. The first floor features a dedicated open-plan living and dining area with a well-appointed kitchen, flowing effortlessly through full-height glass bi-fold doors to a secluded rear courtyard with built-in storage, perfect for hosting gatherings with loved ones. At the front of the living room, sliders reveal a fantastic full-width balcony, whilst a separate laundry with linen storage can be found off the kitchen. Ascending up to the second floor, you will discover two additional bedrooms, two bathrooms and a study. Included in the floor plan is a sublime master suite with built-in robes, a modern ensuite boasting a shower, toilet and “his and hers” twin basins and access to a fabulous private balcony overlooking the verdant Queens Gardens. The study has its own splendid back Juliet balcony, the second bedroom has a built-in robe of its own and the main bathroom has a bathtub, showerhead, vanity and toilet – with a separate linen cupboard helping complete this rather unique package. Dare to dream about the likes of restaurants, cafes and shopping on Royal Street being only a few minutes away from your front doorstep, along with multiple shopping options, Gloucester Park, our world-class Optus Stadium at Burswood (via the stunning Matagarup Bridge), the heart of the CBD, our picturesque Swan River and so much more more. This is city living at its very best indeed! Features include:- Street frontage with Queens Gardens outlook- Gated front-courtyard entrance- Tiled open-plan living/dining/kitchen area- Island bench with stone counter tops- Stainless-steel range-hood, gas-cooktop and oven appliances- Double kitchen sinks- Huge rear entertaining/drying courtyard with storage- Two balconies – one off the king-sized master suite- Fully-tiled bathrooms (including the master ensuite)- Bathtub with a showerhead, in the main bathroom- Downstairs 3rd bathroom- Separate laundry, off the kitchen- BIR's in all bedrooms- Study – with its own Juliet balcony- Linen cupboard on the top floor- Audio-intercom system- Split-system air-conditioning- Two secure rear car bays- Off-road parking bays along Hay Street Points of Interest (all distance approximate):- 150m to the nearest CAT bus stop- 550m to Gloucester Park- 650m to the Swan River- 700m to Perth Girls' School Civic Precinct- 1.0km to Wellington Square redevelopment- 1.1km to Victoria Gardens- 1.6km to Optus Stadium (via Matagarup Bridge)- 1.8km to Claisebrook Cove- 1.8km to Claisebrook Train Station- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$2,173.95 p.a.- Water Rates - \$1,349.70 p.a.- Strata Admin - \$2,014.00 p/qtr- Strata Reserve - \$821.50 p/qtr- Internal Area - 143sqm - Total Area - 264sqm