

**2/12 Kensington Street, East Perth, WA 6004**



**Townhouse For Sale**

Friday, 8 March 2024

2/12 Kensington Street, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Brendan Smith  
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## Offers Closing Sunday 24th March

Perfectly positioned within a small complex of only three residences, this terrific 230sqm, 3 bedroom 2 bathroom tri-level residence offers impressive townhouse-style living of the easy-care "lock-up-and-leave" variety – in a premium East Perth location that is within arm's reach of river waters and lush local parklands. At ground level, access into a large remote-controlled double lock-up garage via neighbouring Bunbury Crescent is super-handly, with the private laneway access complemented by a storeroom and an extra side storage area, within the garage walls. On the first floor, a powder room and under-stair storeroom precede a commodious open-plan living, dining and kitchen area with a double-door storage pantry, a dishwasher, range hood, gas cooktop, an under-bench oven, double sinks and outdoor access to a covered north-facing entertaining balcony with low-maintenance artificial turf and a shade roller blind, for protection from the elements. The sleeping quarters can be found up on the second floor, completing a fantastic separation in what is the most functional of floor plans. A huge master-bedroom suite plays host to a double-door walk-in wardrobe, as well as double-door access out to a lovely north-facing shade-sail sitting deck that wraps around to a balcony courtyard with more turf – also accessible via the second bedroom. A superb master-ensuite bathroom comprises of a relaxing spa bath, a separate shower, vanity and toilet. Both the second and third bedrooms benefit from spacious proportions, as well as their very own built-in robes. There is a second powder room, a large linen cupboard and a generous separate laundry up here too, whilst the main bathroom caters for everybody's personal needs in the form of a shower, separate bathtub, vanity and storeroom. Stroll leisurely – or even cycle – to our picturesque Swan River, beautiful Mardalup Park, the Trafalgar Bridge and the sprawling Victoria Gardens from here, whilst indulging in a very close proximity to popular Claisebrook Cove coffee spots, shopping on Royal Street, restaurants and bars, plus easy access to the freeway, train stations, our world-class Optus Stadium at Burswood and the free CAT bus service for a flawless route into the city centre. Convenience has never been more impressive! Features Include:- Top-floor sleeping quarters – with a master-suite deck/balcony, separate main bathroom, separate laundry, a powder room and more- Carpeted bedrooms and newly painted interiors- Open-plan living/dining/kitchen area on the first floor – with wooden floorboards- First-floor entry, powder room and under-stair storeroom- Ground-level double garage, with laneway access for convenience- Ducted air-conditioning- Quality bench tops- Feature stepped ceiling cornices- Skirting boards- Off-road parking bays for guests and visitors to utilise, along Kensington Street Points of Interest (all distance approximate):- Close to bus stops, with easy access to free CAT bus services- Minutes away from the Wellington Square redevelopment- 400m to Victoria Gardens (over the Trafalgar Bridge)- 400m to the Swan River- 450m to Graham Farmer Freeway- 500m to Claisebrook Cove- 800m to Claisebrook Train Station- 1.0km to East Perth Train Station- 1.2km to Optus Stadium- 1.6km to HBF Park- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions:- Internal Area - 151sqm- Total Area - 230sqm- Council Rates - \$2,268.80 p.a.- Water Rates - \$1,398.72 p.a.- Strata: Nil