

**2/14 Waterloo Crescent, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 9 May 2024

2/14 Waterloo Crescent, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Brendan Smith  
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## Grand Opening Weekend- All Offers Presented!

Where urban convenience meets modern comfort. This stunning 142sqm property offers a lifestyle of sophistication and convenience in one of Perth's most sought-after locations. Nestled within an exclusive enclave of just 6 residences, this exquisite apartment boasts a prime position in one of East Perth's most prestigious addresses. Upon entry, a spacious open-plan living and dining area adorned with timber flooring welcomes you, seamlessly flowing onto a delightful front entertainer's balcony surrounded by lush greenery. Featuring three bedrooms and two bathrooms, this home offers a serene retreat complete with charming tree-lined views. The kitchen exudes quality with its sleek benchtops and modern appliances, including a cooktop, oven, and stainless-steel rangehood and double-drawer dishwasher. The master bedroom suite stands out with its built-in wardrobes and private ensuite bathroom, featuring a shower, toilet, and separate bathtub. Enjoy a spacious second bedroom with plush carpets, a built-in-robe and its own direct access to the main bathroom. The third bedroom features the stunning timber flooring found throughout the main living areas and also comes with a built-in-robe for added convenience. Style meets functionality here, with a cleverly-concealed European-style laundry maximizing space, complemented by ample storage options throughout. Additionally, one secure garage parking bay is included for added convenience. Living here means enjoying the perks of being right on the free CAT bus route, with easy access to the river, Gloucester Park, and the charming Victoria Gardens. This exclusive address offers not just a place to live, but a dream lifestyle. Experience the epitome of apartment living at its finest!

Features include:- 3 bedrooms 2 bathrooms- Timber flooring to main living areas & 3rd bedroom- Spacious open-plan living/dining/kitchen areas with access to a perfect entertainer's balcony- Sleek kitchen with modern cooking appliances, including electric stove, oven, stainless steel rangehood & double-drawer dishwasher- Newly painted throughout and newly carpeted master & 2nd bedrooms- Built-in-ropes to all bedrooms- Master suite with BIR & private ensuite with shower, toilet vanity & separate bathtub- Cleverly-concealed European-style laundry- Split-system air-conditioning- Secure allocated car bay

Points of Interest (all distances are approximate):- 50m to the nearest CAT bus stop - 350m to Perth Girls' School Civic Precinct- 450m to Gloucester Park- 700m to the Swan River- 700m to Victoria Gardens- 700m to Wellington Square redevelopment- 750m to Claisebrook Cove- 1.2km to Optus Stadium (via Trafalgar Bridge)- 1.5km to Claisebrook Train Station- 1.7km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College

Rates & Dimensions: Council Rates: \$ 1,851.45 p.a. Water Rates: \$1,182.96 p.a. Strata Admin: \$1,027.14 p/qtr Strata Reserve: \$212.50 p/qtr Residence Area: 102sqm Total Area: 142sqm