

3/34 Kensington Street, East Perth, WA 6004



Apartment For Sale

Wednesday, 3 April 2024

3/34 Kensington Street, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 226 m2

Type: Apartment



Brendan Smith
0893250700



Sharon Smith
0405814948

Grand Opening Weekend- All Offers Presented!

This exceptional 226sqm, 3 bedroom 3 bathroom two-storey apartment boasts room to roam and delivers comfortable townhouse-style living with ease-of-care in mind. Situated in a coveted East Perth locale, it offers premium proximity to the tranquil river waters and verdant parklands, perfect for those seeking a convenient "lock-up-and-leave" lifestyle. On the ground floor, a remote-controlled double lock-up garage awaits, as do secure access and an adjacent storeroom. The home's main entry is via the lower level where an airy open-plan living, dining and kitchen area welcomes you inside, extending out to a delightful entertaining balcony from where beautiful city-skyline views can be absorbed. The central kitchen itself is nice and functional, playing host to a built-in study/work nook (with a desk), sparkling granite bench tops, double sinks, a water-filter tap, tiled splashbacks, pantry storage and contemporary range-hood, gas-cooktop, oven and dishwasher appliances. A second - or "guest" - bedroom suite comprises of built-in wardrobes and an intimate ensuite/second bathroom with a shower, toilet and vanity. The spacious third bedroom also has built-in robes, as well as access to a sizeable under-stair storeroom and a semi-ensuite door leading into the third bathroom-come-laundry - home to a shower, toilet, powder vanity, wash trough and a linen cupboard. Another storage press in the adjacent hallway is the ideal overflow cupboard, if needed. The top floor is reserved for the huge master suite with double privacy doors, its own lovely open-air balcony with a sweeping outlook towards Burswood and Perth's rolling hills, a generous walk-in robe and a superb ensuite with a shower, a bubbling corner spa bath, a toilet and twin "his and hers" vanities. A massive loft-style dressing - or store - room off the master bedroom is simply an added bonus and can be whatever you want it to be. Take a leisurely stroll or even cycle to enjoy the scenic Swan River, charming Mardalup Park, the iconic Trafalgar Bridge and expansive Victoria Gardens from this desirable location. Enjoy a close proximity to popular coffee spots at Claisebrook Cove, shopping along Royal Street, diverse restaurants and several bars, as well as easy access to the freeway, train stations, the renowned Optus Stadium along the Burswood peninsula and the handy free CAT bus service for seamless travel into the city centre. Experience unparalleled convenience at its absolute finest, here! Features include:- Great city views- Bamboo floorboards in living areas - Balcony entertaining- Bathroom access from every bedroom- High storage capacity throughout- Freshly-painted walls- Split-system air-conditioning- Gas-bayonet heating- Feature ceiling cornices- Skirting boards- Double garage with a storeroom- Additional permit parking Points of Interest (all distance approximate):- Close to bus stops, with easy access to free CAT bus - 300m to Graham Farmer Freeway- 450m to the Swan River- 550m to Claisebrook Cove- 550m to Victoria Gardens (over the Trafalgar Bridge)- 650m to Claisebrook Train Station- 900m to East Perth Train Station- 1.3km to Optus Stadium- 1.5km to HBF Park- 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 - \$2,365.60 p.a.- Water Rates - \$1,415.96 p.a.- Internal Area - 177sqm- Total Area - 226sqm- Strata - Nil