

40 Henry Lawson Walk, East Perth, WA 6004



House For Sale

Friday, 3 May 2024

40 Henry Lawson Walk, East Perth, WA 6004

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Brendan Smith
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Offers Above \$4,000,000

Luxuriate in the splendour of Claisebrook Cove from within the walls of this exquisite 423sqm, 5 bedroom 3 bathroom marvel, boasting a palatial two-storey layout and allowing you to indulge in breathtaking vistas of the Perth city skyline and tranquil Swan River from every angle. Nestled in a prime East Perth locale, you will be able to enjoy easy access to public transport and the CBD via the free CAT bus route, as well as an array of shopping and dining options, plus the vibrant Royal Street café strip. Step outside and immerse yourself in the charm of Trafalgar Bridge, a mere stroll away from your doorstep, leading you into the lush embrace of Victoria Gardens. This one is not just a home - it's in fact a lifestyle of unparalleled quality and convenience. Downstairs, double doors reveal a spacious fifth or "guest" bedroom that doubles as a potential home office and sits adjacent to the third/guest bathroom - complete with a vanity, toilet and shower. Ample linen and storage cupboards grace the separate laundry, whilst an expansive open-plan living, dining and kitchen area is where most of your casual time will be spent and is made up of a generous wine cellar, a large walk-in pantry, a feature fireplace and seamless bi-fold-door access out to an enclosed full-width entertaining courtyard overlooking the glistening Claisebrook Cove waters. Up top, a gigantic activity room can be whatever you want it to be, doubling personal living options and comprising of an intimate double-door Juliet balcony. The third and fourth bedrooms have built-in robes and are separated by a central main bathroom with a shower, separate bathtub, vanity and toilet. There is a walk-in linen press next to the second bedroom (or another study with a built-in desk and storage) that shares a full-width wraparound balcony with the adjacent open parents' retreat-come-master suite - boasting a decent walk-in robe and a relaxing light-filled ensuite with a bubbling spa bath, a shower, separate toilet and twin "his and hers" granite vanities. Back on the ground floor, a huge lock-up four-car garage can be privately accessed via Beacon Lane at the rear and benefits from storage and internal shopper's entry to both levels of the home. Embrace mesmerising views of Burswood's state-of-the-art Optus Stadium across the glistening Swan River from the sprawling Mardalup Park around the corner, with so much more situated just moments away and very much within arm's reach. This is riverside living at its absolute finest - of that, there is no doubt! Points of Interest (all distance approximate):- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)- Less than 50m to the Swan River- 200m to Mardalup Park- 300m to Victoria Gardens (via Trafalgar Bridge)- 950m to Claisebrook Train Station- 1.2km to the WACA Ground and Gloucester Park- 1.5km to Optus Stadium- 1.8km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$3,402.15 pa- Water Rates - \$2,046.00 pa- Total area - 423sqm- Land size - 360sqm