

# 9 Old Belvidere Promenade, East Perth, WA 6004



## House For Sale

Tuesday, 19 March 2024

9 Old Belvidere Promenade, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: House



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## Offers Above \$1,690,000

A functional floor plan headlines this terrific 3 bedroom 2 bathroom tri-level residence that also encourages a modern low-maintenance "lock-up-and-leave" lifestyle, just footsteps away from lush riverside parklands and so much more. Downstairs, a timber-lined entry porch seamlessly connects with a stunning front alfresco-entertaining deck, where bi-fold doors help bring the outside in and reveal a spacious open-plan dining, living and kitchen area. Views from here out to the splendid streetside gardens are simply an added bonus, with a gorgeous pop of purple from the resident Jacaranda trees an absolute sight for sore eyes. Making up the generous kitchen are sleek dark-stone bench tops, double sinks, stainless-steel range-hood and oven appliances, a ceramic cooktop, an appliance nook, ample storage options and more. There is extra built-in storage to the living-area wall, as well. Also on this level is an under-stair storeroom and a huge separate walk-in storeroom, plus a powder room and fully-tiled main bathroom with a bubbling corner spa bath, a shower, floating vanity and built-in storage. Servicing the second and third carpeted bedrooms on the ground floor (both with built-in wardrobes) is a fabulous covered balcony, overlooking the tranquil laneway along Bunbury Crescent. On the top floor, a delightful "vergola" balcony encourages versatile sitting, relaxing or further entertaining off the spacious and carpeted master-bedroom suite. There, a ceiling fan and an expansive adjacent retreat area complement a separate walk-in dressing room/robe with a custom seat (and fitted storage) and a large fully-tiled ensuite bathroom - over-sized shower, toilet, twin "his and hers" stone vanities and all. The under-croft level is where you will find a powder room and even a separate laundry, with its own drying courtyard that also has gated access to the back laneway. That same right-of-way lane allows you to access a huge double lock-up garage - with storage space aplenty. Living in Claisebrook Cove means that the picturesque Swan River is on your doorstep, as are excellent shopping options, a host of restaurants, trendy cafes, public transport and winding waterside walkways. It's a location that is simply too good to ignore! Features Include:- Massive open-plan living/dining/kitchen area- 3 metre high feature living room ceilings- Gleaming wooden floorboards - Bi-fold doors to the alfresco-entertaining- Two downstairs storerooms - plus a powder room- Ground-level rear balcony - Top-floor "vergola" balcony off the master suite - Separate under-croft laundry and powder room- Double lock-up garage with generous storage space- Huge kitchen island with stone bench tops- Ducted reverse-cycle air-conditioning- Instantaneous gas hot-water system- Low-maintenance gardens- Off-road parking bays for your guests and visitors to utilise- Built in 2002 (approx.) Points of Interest (all distance approximate):- Close to bus stops, with easy access to free CAT bus - 300m to the Swan River- 350m to Graham Farmer Freeway- 500m to Victoria Gardens (over the Trafalgar Bridge)- 650m to Claisebrook Cove- 850m to Claisebrook Train Station- 1.1km to Optus Stadium- 1.3km to Perth Girls' School precinct- 1.3km to Wellington Square redevelopment- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes and Trinity Colleges Rates & Dimensions:- Land Area 200sqm- Total Area 288sqm - Council Rates \$2,352.75 pa- Water Rates \$1,810.64 pa