

**7/32 Eastbrook Terrace, East Perth, WA, 6004**



**Apartment For Sale**

Tuesday, 26 November 2024

7/32 Eastbrook Terrace, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Joie de Vivre!

Nestled in one of East Perth's most picturesque corners, lies this French-inspired Regency development that offers a boutique charm with convenience and 180sqm of total area to enjoy.

Step inside to discover a thoughtful layout that centers on the main living area, designed to maximize natural light and picturesque views. The seamless flow between the dining, living, and meals areas creates a space perfect for entertaining or simply enjoying daily life without missing a moment.

The modern kitchen offers plenty of bench space and storage options, as well as quality cooking appliances. Both bedrooms, are generously proportioned and both extend out to a shared balcony for you to enjoy. The master bedroom boasts a walk-in-robe that flows into a semi-ensuite, with a bath, shower, vanity and toilet.

High ceilings and an airy sense of space define the home, complemented by the serene outlook of tree-lined waterways and nearby pathways that Claisebrook is renowned for. It's an inviting setting to relax and take in the beauty of the surroundings.

Additional features include a secure car bay and storeroom on the ground floor, with only eight residences in each entrance for added exclusivity. This highly sought-after and iconic development, influenced by European elegance, offers a lifestyle that feels like a perpetual vacation. A truly picture-perfect place to call home for years to come.

### Features include:

- Wooden floorboards
- Open-plan living, dining and kitchen area downstairs
- Split-system air-conditioning
- Electric range-hood, gas-cooktop and oven appliances
- Over-head and under-bench storage options
- Two balconies among the trees
- Upstairs master bedroom with WIR and semi-ensuite access
- Spacious second bedroom with BIR
- Balcony access off of both bedrooms
- Secure single car bay & storeroom

### Points of Interest (all distance approximate):

- Minutes away from the nearest CAT bus stop
- Footsteps away from the Claisebrook Lake
- 650m to Wellington Square
- 700m to Claisebrook Train Station
- 750m to Girls' School Civic Precinct
- 1.1km to the WACA Ground and Gloucester Park
- 1.5km to Perth CBD
- 1.6km to Optus Stadium
- 2.6km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

### Rates & Dimensions:

Council Rates: \$1,851.95 pa

Water Rates: \$1,263.42 pa

Strata Admin: \$1,374.13 p/qtr

Strata Reserve: \$345.37 p/qtr

Residence Area: 132sqm

Total Area: 180sqm