

**31 Victory Terrace, East Perth, WA 6004**



**Sold House**

Wednesday, 11 October 2023

31 Victory Terrace, East Perth, WA 6004

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 486 m<sup>2</sup>**

**Type: House**

## Contact agent

Beyond double courtyard gates and a striking double-door portico entrance lies this super-spacious 486sqm, 4 bedroom 2 bathroom executive haven in sought-after Claisebrook Cove, nestled on a prime corner block that sits just footsteps away from the sprawling Mardalup Park, picturesque Swan River's edge and so much more. At ground level, a vast entry lounge complements the elegant formal dining and lounge rooms on the other side of the foyer - the latter even opening out to its very own private verandah, ideal for sitting in quiet contemplation. Double doors reveal a central open-plan living, meals and kitchen area that is brilliant in its functionality and extends outdoors to a fabulous side verandah. There is a powder room and laundry chute around the corner from the kitchen, preceding a huge laundry with ample linen storage and access out to an intimate drying patio. A huge double lock-up garage is accessible via Bunbury Crescent at the rear and enjoys handy internal shopper's entry. There is also a large storeroom downstairs, for good measure. On the first floor, double doors open out to a generous front balcony that is the biggest external living or entertaining space found within the apartment. There is also a custom built-in bar right next to a sublime master-bedroom suite at the front of the residence - complete with separate "his and hers" built-in wardrobes, its own lovely balcony overlooking the street and a sumptuous ensuite bathroom with a shower, separate spa bath, separate toilet and twin vanities. A spacious theatre room neighbours the family room on this level, with the latter also flowing out on to its own side balcony. Another powder room can be found up here, as can two extra-large bedrooms with walk-in robes and a stylish main bathroom with a bubbling corner spa, a shower and twin vanities to reduce traffic at family peak-hour. The second bedroom has its own personal balcony as well, as if there weren't enough already. On the top floor, a spectacular lookout plays host to its own fantastic wraparound balcony. The tree-lined views from up here are very pleasant indeed. Come and see them all for yourself. This is contemporary low-maintenance living at its very finest - and only strolling distance away from cafes, restaurants and public transport, too. All of this - and more - in a location that simply knows no limits! Features include:- One of the area's largest two storey designs- Sprawling open plan design- Gated entry courtyard- Tiled flooring throughout living- Quality granite finishes- Ample outdoor verandah and balcony options- Pond to the entry lounge- Formal dining room- Formal lounge room with a front verandah- Open-plan living/meals/kitchen area- Sparkling dark-granite kitchen bench tops- Chefs kitchen with gas cooktop - Integrated microwave- Double fridge/freezer recess- Double kitchen sinks - with a water-filter tap- Stainless-steel double-drawer dishwasher- First-floor theatre and family rooms- First-floor bar and master suite- Well-appointed and fully-tiled ensuite - Top-floor lookout and balcony- Ground-floor laundry with double wash troughs- Downstairs and first-floor powder rooms- Laundry chute- First-floor storeroom- Ducted air-conditioning- Security doors- Huge double garage and storeroom downstairs- Off-road parking bays nearby, for visitors Points of Interest (all distance approximate):- Close to bus stops, with easy access to free CAT bus - 200m to the Swan River- 350m to Graham Farmer Freeway- 400m to Victoria Gardens (over the Trafalgar Bridge)- 500m to Claisebrook Cove- 900m to Claisebrook Train Station- 1.1km to East Perth Train Station- 1.1km to Optus Stadium- 1.8km to HBF Park- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Easy access to both Mercedes and Trinity Colleges Rates & Dimensions:- Block Size 309sqm- Total Area 486sqm - Council Rates \$3,397.60 pa- Water Rates \$2,066.58 pa