

47B Trafalgar Rd, East Perth, WA 6004

Sold - 9/07/2021

House 3 2 1



Where Location Makes Cents!

(ALL OFFERS PRESENTED BY 4.00PM 12TH MAY AND THE SELLER RESERVES THE RIGHT TO SELL PRIOR)

Open for Inspection

By Appointment.

Stunningly situated just footsteps from public transport, the magnificent Royal Street food and coffee strip, the beautiful Victoria Gardens and our picturesque Swan River, this impeccable 3 bedroom 2 bathroom tri-level residence defines contemporary low-maintenance living and is ready to move into right away.

Beyond a gated courtyard entrance lies a unique design that includes a lofty retreat on the second floor - also working well as either a study or fourth bedroom, depending on your personal needs. Downstairs, the gleaming timber floorboards of a comfortable front living room welcome you inside whilst overlooking an open-plan kitchen and dining area down below - complete with high ceilings, solid granite bench tops, a storage pantry, gas cooktop, under-bench oven, range hood, a dishwasher, double sinks and double doors that seamlessly extend outdoors to a lovely sunken courtyard for tranquil entertaining.

Headlining the first-floor sleeping quarters is a delightful master bedroom that is carpeted for comfort and boasts a splendid front balcony with a pleasant leafy aspect, a large walk-in wardrobe and its own intimate ensuite bathroom with a shower, separate bathtub, toilet and sparkling granite vanity. At the rear, a private laneway reveals access to a single lock-up carport with a roller door and secure double-gate access into the sunken courtyard (off the dining room) for a second vehicle to park adjacently.

Also close to boutique shops and popular local restaurants, this exceptional townhouse offers fantastic potential and endless options for new owners and investors, not to mention that it also enjoys a terrific location around the corner from absolutely everything. Downsize without compromise and enjoy this spacious East Perth haven today!

Features Include:

- Potential to park up to 2 cars on the lot
- Solid timber flooring through main living areas
- Gas bayonet in the living room for gas heater
- Stylish kitchen light fittings for extra flare
- Carpeted 2nd/3rd first-floor bedrooms with built-in robes
- Shared back balcony with City skyline outlook
- Separate bath and shower to the main bathroom

Listed By

Brendan Smith

Phone: (08) 9325 0700

Mobile: 0420 217 818

Sharon Smith

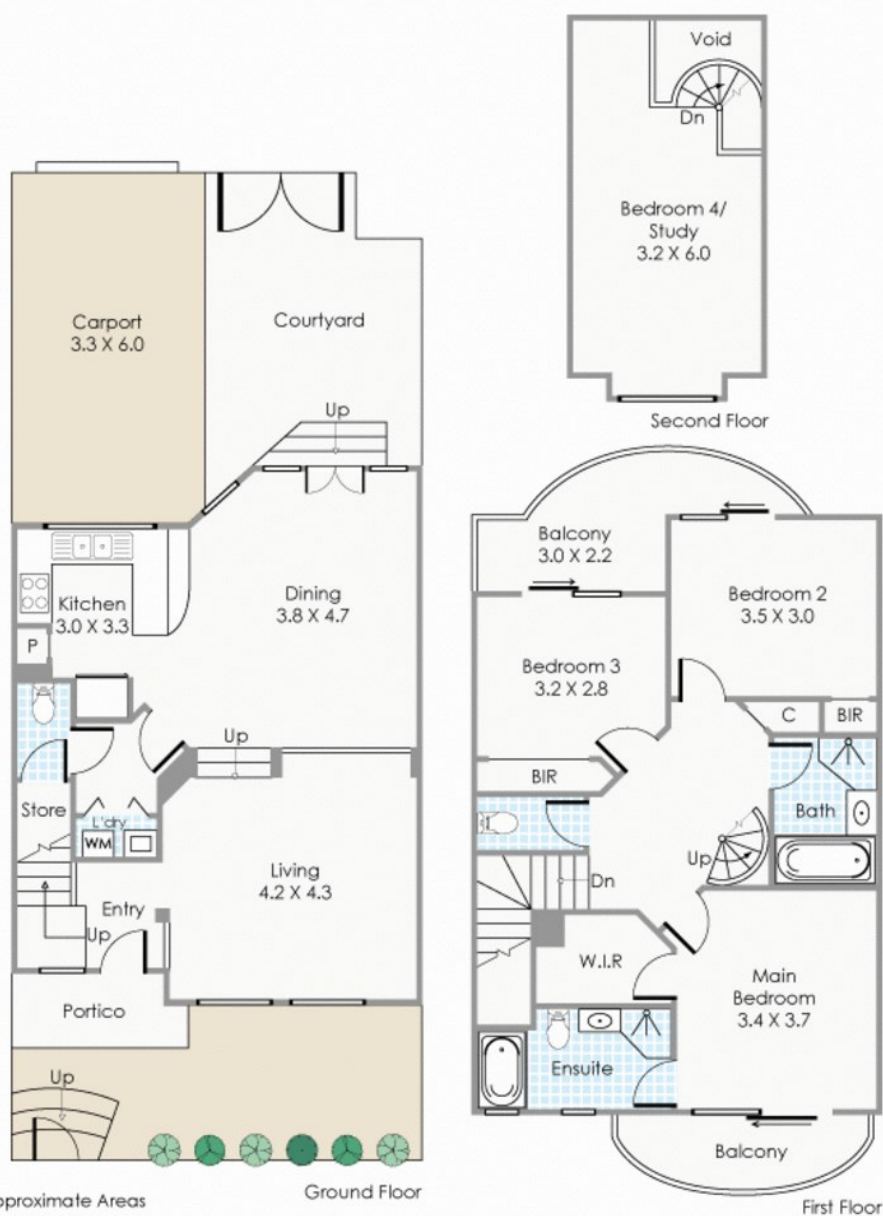
Phone: (08) 9325 0700

Mobile: 0405 814 948



Listing Number: 3141406

Floorplan



Approximate Areas

GROUND FLOOR

Residence: 57m²

Carport: 20m²

Portico: 4m²

Courtyard: 18m²

FIRST FLOOR

Residence: 64m²

Balcony: 12m²

SECOND FLOOR

Residence: 20m²

Total Area: 195m²

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose.



47B Trafalgar Road, East Perth