



PERFECT LUXURY LOCK UP AND LEAVE.
SUPER LOW MAINTENANCE. GREEN TITLE.
NO STRATA FEES

3 2 2

This property is SOLD.
211 sqm

Presenting 18 Swan Street, South Perth, Western Australia

Picture the impeccable craftsmanship of newly laid, top-quality NSW blackbutt timber floors, mesmerising architecture & oversized feature windows capturing Perth's iconic silhouette. All upgrades done for you to the highest standard.

Description



[Watch Video](#)

<http://youtube.com/watch?v=viv3cj227kA>

PREMIUM LIFESTYLE LOCATION: YOUR DREAM HOME AWAITS

Nestled just 2 streets back from the picturesque Swan River on a GREEN TITLE Lot, this breathtaking, fully renovated residence offers luxury and convenience. Surrounded by multi-million-dollar neighbours, the property boasts views of the Swan River & city skyline, plus seamless walkability to South Perth foreshore and popular social hotspots including the Angelo & Mends Streets restaurant & retail precincts. Enjoy the best of both worlds: a serene river lifestyle combined with easy access to South Perth's vibrant social scene!

If you don't want to compromise on style, comfort, quality OR location when choosing your dream home, you're in the right place - this striking, dream home has it all. While you can find all kinds of fun within minutes from your doorstep, you'll rarely want to leave your very own luxury escape. Curl up by the brand-new gas fireplace & watch the city lights twinkle out the window or enjoy a sunny BBQ on the spacious terrace!



- Top-to-toe renovations! ALL NEW fresh paint, stunning blackbutt floors throughout, gas fireplace, tiles to balconies, light fittings, window treatments, NEW kitchen, 2.5 NEW bathrooms. 6 NEW split system a/c units & more!
- 2 mins to the foreshore for fitness & leisure. Prime spot for NYE or Oz Day fireworks guaranteed!
- Walk or ride to Wesley College (140m), Angelo St shopping/dining hub (400m), or commute to work in the CBD via the Mends Street Jetty Ferry Service (1.3 km)
- A truly distinctive layout with striking architectural elements and expansive double height windows that showcase splendid views.
- Enjoy an abundance of space and natural light, creating a serene & inviting atmosphere.
- Your grand main living room with NEW gas fireplace and white curtains flowing over the double height windows & sliding doors, adjoins seamlessly to a huge terrace for alfresco entertaining with a city backdrop
- BRAND NEW kitchen in sleek neutral tones with luxurious waterfall stone benchtops, striking porcelain splashback, stylish curved breakfast bar, walk-in pantry, Smeg appliances & large dining space
- Kitchen/dining opens to a newly tiled front balcony, the perfect spot for a quiet cuppa
- 3 generous bedrooms in private wing, all with individual split air conditioning
- Indulge in your private sanctuary: a king-sized master suite with a walk-in wardrobe and a lavish new ensuite. Unwind in the twin vanity, glass shower, and a luxurious freestanding tub. The perfect escape to soak away the day's stresses
- The fully renovated main bathroom boasts a sleek and modern design with stylish grey and white tiles, a relaxing bathtub, a refreshing shower, and a contemporary vanity
- 4th bedroom or office positioned separately - so versatile & great for work, guests or storage!
- Double garage with NEW electric door & convenient shopper's entry
- Upgraded internal laundry; modern security system; security gate to front entry
- Be in the city in 6 mins; Perth Zoo (1.1km), Royal Perth Golf Club (1.3km)

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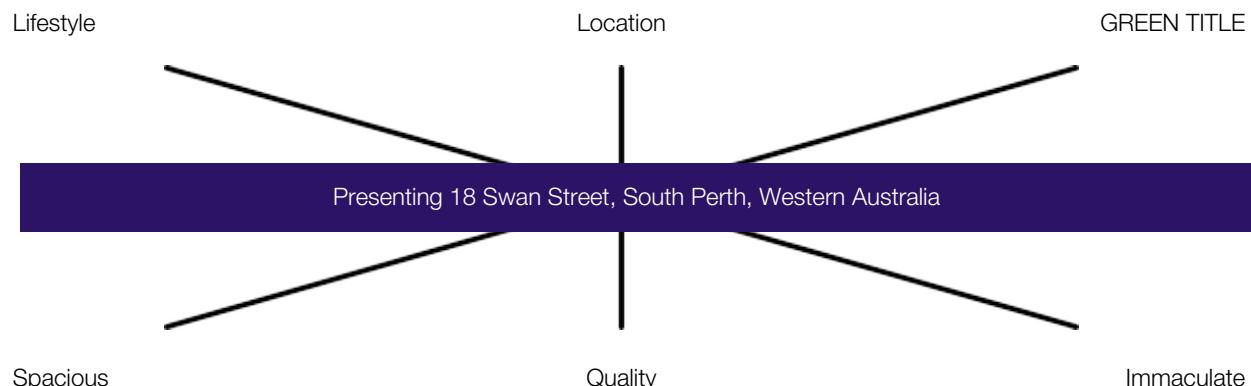
MARK CLAYTON

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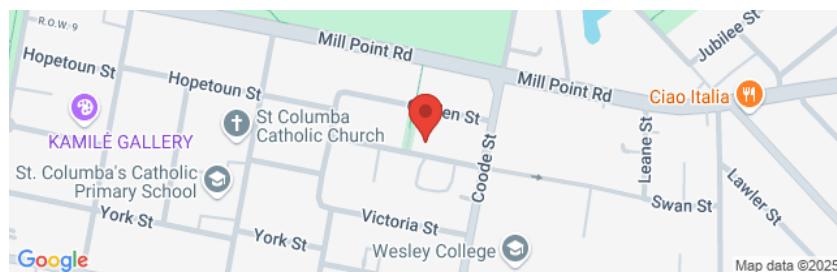
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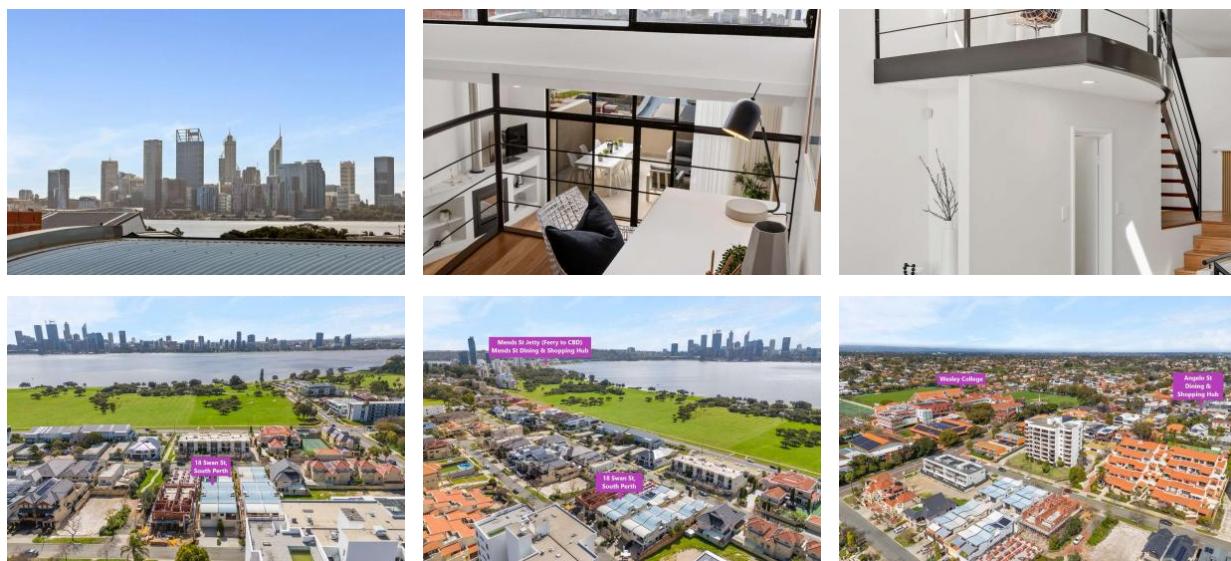
Words That Describe This Property



Location Map



Other Views

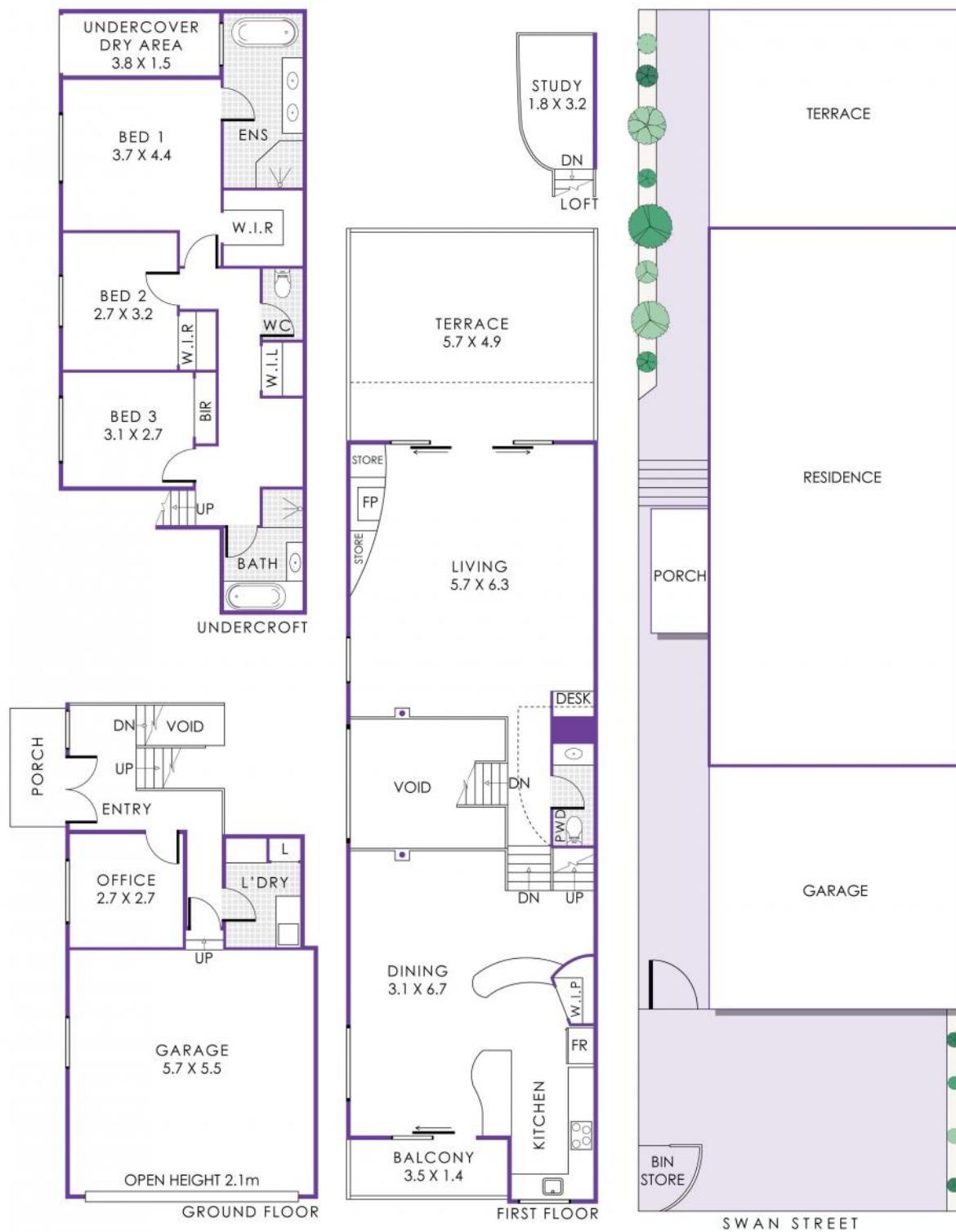


Property Focus



- Multi-million-dollar locale a stone's throw from the foreshore, Mends St & Angelo St
- Views of the Swan River & city skyline; expansive 4-level layout with balcony & terrace
- NEW kitchen, bathrooms & laundry; central powder room & 4th bed for guests/office
- Double height ceilings, NEW gas fireplace to main living, NEW A/C to all rooms
- Short walk or cycle to the riverfront, Angelo St & Wesley College; 6 min drive to the city

Floor Plan 1



18 Swan Street, South Perth

Residence 175m² | Balcony 5m² | Garage 31m² | Terrace 28m² | Porch 4m² | Undercover Dry Area 6m²Total Area 249m²

This floor plan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Orb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.orbcreative.com.au

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Price, Rates & Fees

This property is SOLD

Relevant Documents

Links

2022 Joint Form of General Conditions

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/691/54_2022JointFormofGeneralConditions.pdf

Certificate of Title 2094-882

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/971/42_CertificateofTitle2094-882.pdf

Diagram 90676

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/972/38_Diagram90676.pdf

Diagram 90676 - Title List

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/973/93_Diagram90676-TitleList.pdf

Document Transfer G366447

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/974/19_DocumentTransferG366447.pdf

Water Corp - Sewer Plan

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/975/40_242512447-WaterCorp-SewerAssetsPlan.pdf

Water Corp - Water Plan

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/976/27_242512447-WaterCorp-WaterAssetsPlan.pdf

Images of 16 Swan Street Building

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/978/Images_of_16_Swan_St_Building.pdf

Details required for an Offer on 18 Swan St, South Perth

https://reawebbooks.com.au/shelmark-markclayton/module_resources/pdf_module/979/69_DetailsrequiredforanOffer.pdf

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Home Opens and Inspections

This property is SOLD

Contact Agent

If you are interested in this property or if you have any questions, please call:

- ✉
- Shelley Clayton on 0417 963 670 or
- Mark Clayton on 0411 552 309

or send us an [email](#).

About Shelmark Real Estate

Licensed Real Estate Agents Shelley and Mark Clayton are renowned for their exceptional customer service, strong local knowledge and high ethical standards.

The unique combination of Shelley and Mark's team-based way of working and proven business philosophies, market presence and marketing strategies & tools is your winning formula for success and the reason so much of their business results from word-of-mouth referral and people who keep coming back.



Links

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<http://www.shelmark.com.au/>

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