







Highly Desirable Ground Floor Corner Apartment

Under Offer-Home Open Cancelled. Apologies for any inconvenience.

Arguably the best apartment within highly regarded “Park Avenue”. Overlooking acres of parkland and conveniently located on the borders of Churchlands, Floreat and Wembley this fabulous 3-bedroom, 2-bathroom ground floor, corner apartment boasts a huge wrap-around terrace balcony and private “house-like” living.

Entertain family & friends in the expansive open-plan living and dining area which incorporates a gourmet kitchen equipped with Bosch stainless steel appliances including induction cooktop, under-counter oven, dishwasher, large stone-top island bench and ample storage. Step outside via 2 sets of floor-to-ceiling sliding doors onto the huge 76 sqm terrace and take in the panoramic treetop views across delightful parkland and sports field.

A King-sized master bedroom features mirrored built-in-robes, parkland views, sheer and block-out floor-to-ceiling curtains, ensuite bathroom and terrace access for a tranquil outdoor escape. Queen-sized bedrooms 2 & 3, as well as the main bathroom, are privately located on the other side of the apartment They feature mirrored-door built-in-robes and windows with block-out blinds looking onto the terrace lined by established trees. A laundry recess with doors is also located in this wing.

Other features include room-adjustable ducted reverse cycle air-conditioning,

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Price	SOLD for $925,000
Property Type	Residential
Property ID	29877
Floor Area	212 m2

Agent Details

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attractive bamboo flooring throughout, electric floor-to-ceiling blinds and curtains to the main living room, resort style complex amenities and a double side-by-side parking bay & store room located on the same level as the apartment, less than 30 metres from the apartment's front door.

Surrounded by an abundance of local shops, shopping centres, restaurants, parks, lakes, recreation facilities, medical centres, a selection of top public & private schools and ample public transport, this pristine lock & leave residence is sure to appeal to a wide variety of buyer groups.

For further details or to arrange a private viewing please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au.

FEATURE SUMMARY
• Private ground floor end/corner apartment
• 3 spacious bedrooms with built-in robes
• 2 tiled bathrooms
• Expansive open-plan kitchen, living and dining area overlooking delightful parkland
• Chefs' kitchen with quality Bosch appliances and stone bench tops
• Huge wrap-around 76 sqm terrace-perfect for relaxing & entertaining in style!
• Quality bamboo flooring throughout
• Ducted reverse cycle air-conditioning with 4 independent zones
• Electric floor-to-ceiling curtains and blinds in main living area
• Laundry recess with doors
• Delightful outlook across parkland and sports field
• Storeroom in secure area behind parking bays
• 2 car bays (side by side) located only 30 metres from the apartment front door on the same level
• Fully equipped gym
• Bookable entertaining room with kitchen facilities
• BBQ area
• Resort-style pool
• Quick and convenient access in & out of the complex via nearby external stairs-no need to use the lift or main front foyer

APARTMENT AREAS
• Internal: 106 SQM
• Terrace balcony: 76 SQM
• Store room: 5 SQM
• Parking bays: 25 SQM
• Total Area for Lot 45: 212 SQM

LOCATION HIGHLIGHTS
• Adjoining Grantham Park
• 50m - to Circle Bus Route & Events bus stops
• 400m- Herdsman Fresh
• 450m- Herdsman Lake
• 1.8km- Floreat Park Primary School
• 2.7km- Churchlands Senior High School
• 2.6km- Newman College
• 3.0km- St John of God Hospital
• 3.2km- Wembley Golf Course

• 3.3km- Shenton College
• 3.3km- Bold Park Aquatic
• 4.6km- Innaloo Shopping Centre
• 3.2km to Subiaco with an abundance of restaurants and cafés
• 2.6km- Floreat Forum
• 5.2km- Floreat Beach & City Beach

Water Rates- $1,374.00 p/a
Council Rates- $1,953.00 p/a
Strata Levy's- $1,815.00 p/q

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