









## Modern Lifestyle Apartment in the Heart of Applecross

404/908 Canning Highway, Applecross

Positioned within a landmark lifestyle development completed in 2020, this sophisticated one-bedroom, one-bathroom apartment with secure car bay delivers contemporary design, premium finishes and access to resort-style facilities rarely seen in apartment living.

Currently tenanted until April 2026, the property offers immediate rental income and represents an attractive opportunity for investors seeking a secure holding in a blue-chip riverside suburb. Future owner-occupiers can secure the property now and plan ahead with confidence.

Designed to maximise light and space, the open-plan living and dining area is framed by clean architectural lines and quality finishes throughout. The designer kitchen is beautifully appointed with stone benchtops, premium Bosch and AEG appliances, stainless-steel gas cooktop, integrated microwave and dishwasher, plus soft-close cabinetry, combining everyday functionality with refined style.

A concealed European-style laundry enhances the streamlined layout, while ducted reverse-cycle air conditioning ensures year-round comfort. A secure video intercom system provides added peace of mind.

Resort-Style Resident Amenities Include:

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| **Price** | SOLD for $651,000 |
| **Property Type** | Residential |
| **Property ID** | 32817 |

### Agent Details

Joe Da Mata - 0406 237 964
Lawrence Yeh - 0493 476 773

### Office Details

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• Fully equipped gym, wellness room and sauna
• Residents' lounge with billiards, table tennis and reading areas
• Private theatre with surround sound
• Acoustically treated music room
• 25m heated resort-style swimming pool with BBQ facilities and sun deck
• Private dining room with full kitchen and stunning riverfront views

Perfectly located in the heart of Applecross, residents enjoy convenient access to freeway links, riverfront walking trails, Applecross Village cafés and the vibrant Canning Bridge precinct.

Whether you're seeking a quality investment with secure income or a stylish future home in one of Perth's most desirable riverside suburbs, this apartment represents an outstanding opportunity.

Outgoings:

• Strata Fees: $971.80 per quarter
• Council Rates: $2,095.85 per year
• Water Rates: $1,259.83 per year

For more information to register your interest or to schedule a private inspection, please contact Joe Da Mata on 0406 237 964 or joe@xceedre.com.au

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