







UNDER OFFER with Ryan Joseph!!

PANORAMIC RIVER VIEWS!!

This luxury riverside apartment adjacent to the Royal Perth Golf Club is the epitome of sophisticated living, capturing panoramic views of the Swan River and surrounding landscape.

Step inside and find engineered oak timber flooring that flows seamlessly through the apartment's spacious interiors. The kitchen's meticulous craftsmanship boasts sleek European appliances set against waterfall stone benchtops, further elevated by elegant pendant lighting. Including a including built-in wine rack and generous storage options, you're guaranteed that every culinary tool has its place. At the core of this three-bedroom, two-bathroom home is its open-plan living and dining area. Bathed in natural light, it effortlessly extends through bi-fold stacking doors to a spacious tiled balcony. With the addition of cafe blinds, this outdoor space is transformed into the perfect venue for year-round entertaining, be it a sunny brunch or an intimate soirée.

The main bedroom is a restful retreat, featuring a walk-in robe and a private, fully-tiled spa ensuite. Direct balcony access means the beginning and end of each day can be met with breathtaking river views. The two generous secondary bedrooms boast mirrored robes and stylish plantation shutters and share the beautifully appointed second bathroom.

3 2 2 171.50m2

Price	SOLD for $1,200,000
Property Type	Residential
Property ID	32894
Land Area	171.50 m2
Floor Area	136 m2

Agent Details

Ryan Joseph - 0400 006 693

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

But the luxury doesn't stop within the apartment walls. Residents can indulge in resort-style amenities, including a sun-drenched swimming pool and dedicated BBQ facilities, creating a vacation-like experience right at home. The apartment stands proudly on the South Perth border, a stroll away from the Preston Street and Angelo Street shopping and dining precincts. Small families will appreciate its proximity to esteemed institutions like Wesley and Penrhos Colleges and Como Primary School.

Ensuring that every aspect of modern urban living is catered for, additional features include double garage to fully secure your vehicles, ducted reverse-cycle air conditioning, a separate laundry with quality appliances, and a storeroom.

Make this stylish waterfront home yours by contacting Ryan Joseph from Xceed Real Estate on 0400 006 693 today.

STRATA FEES: $1780 Per Quarter

Features include:
- Three generous bedrooms, 2 fully-tiled bathrooms
- Luxury waterfront apartment with panoramic river views
- Main bedroom with walk-in robe and spa ensuite
- Beds 2 & 3 with built-in robes
- Spacious balcony with cafe blinds for alfresco living
- Engineered stone surfaces throughout
- European kitchen and laundry appliances
- Built-in hidden dishwasher
- Double-glazed bi-fold doors and windows
- Engineered oak timber flooring
- White plantation shutters
- Recessed LED downlights
- Fully-tiled wet areas
- Full secure lock up garage for two vehicles
- Storeroom
- Communal swimming pool, Sauna and BBQ amenities

Location (approx. distances):
100m Royal Perth Golf Club
210m Comer Reserve and playground
680m Preston Street shopping/dining precinct
1.1km Como Primary School
500m Bus stop Labouchere Road
1.7km Wesley College
2.2km Penrhos College
1.5km Angelo Street shopping and dining precinct
2.6km Mends Street Jetty

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