

**1/22 Kings Park Avenue, Crawley, WA 6009**



## **Apartment For Sale**

Saturday, 3 February 2024

1/22 Kings Park Avenue, Crawley, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 227 m2**

**Type: Apartment**



Tonia McNeilly  
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## **PATRONI MASTERPIECE OPEN SATURDAY 10.30AM**

This exclusive residence in a complex of ONLY TWO is the epitome of luxury from the pen of renown architect Michael Patroni. Situated at the top of the hill in one of the most desirable enclaves this home has been carefully designed to maximise the elevated North facing site and maintain privacy from the street. The property encases more than 360sqm of living and showcases a stunning bush outlook from all living areas through the Kings Park nature reserve. Accessed directly by your own PRIVATE ELEVATOR TO BOTH FLOORS WITHIN THE HOME, the two levels blend seamlessly into the trees beyond the vast expanses of glass. With the 3 bedrooms and 2 bathrooms upstairs, downstairs is dedicated solely to sumptuous living and entertaining. The attention to detail is sublime: Solid timber flooring and complimentary timber built in tv and display cabinets. Marble bathrooms and guest toilet. Double height vaulted ceilings. Double glazed windows and over sized commercial grade sliding doors. Bespoke central staircase designed and installed on site is made from glass, timber and floats effortlessly in the living room. Large study with extensive built in cabinets and filing drawers overlooks the massive family room void. This is living on a grand scale. A stunning chef's kitchen hosts a full suite of Miele and Siemens appliances, a walk in larder, scullery as well as separate utility room with creamy white benchtops and warm timber feature. The alfresco area has striking fixed louvers from the top to the bottom floor providing privacy from the street and protection from the western sun. Security capable of being monitored - Electric blinds on all windows - Secure gated parking for THREE cars on the ground floor as well as a large storage area and ducted vacuum. If you are looking for a property that is world class in design and build and appreciate the fine things in life you will be hard pressed to find anything else in Perth as exceptional as this! The property is self managed between unit 1 and unit 2 with no strata company. Council Rates: \$3,218.10 p/a approx. Water Rates: \$1,928.99 p/a approx. Strata Levies: \$2,500.00 p/q approx.