

**1/30 Stadium Drive, Floreat, WA 6014**

**AREA SPECIALIST**

## Townhouse For Sale

Wednesday, 17 April 2024

1/30 Stadium Drive, Floreat, WA 6014

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 255 m2**

**Type: Townhouse**



Leanne O'Leary

## OFFERS

Prepare to be captivated by this splendid townhouse nestled within a boutique development of only seven properties in Perry Lakes, Floreat. Boasting a generous 255sqm size and spread across three luxurious storeys, this residence epitomises sophisticated living at its finest. Featuring 3/4 bedrooms, 3 bathrooms, and two spacious living areas, including a private double garage, this home offers ample space for relaxation and entertainment. Ascend effortlessly between floors with your very own elevator, ensuring convenience and accessibility for all. Indulge in the seamless flow of the expansive open plan living, dining, and kitchen area, adorned with top-quality finishes and fixtures throughout. Step outside to the large private balcony and soak in breathtaking views of Bold Park, the perfect backdrop for alfresco dining and entertaining. Surrounded by the parklands of Perry Lakes, nature reserves of Bold Park, world class sporting facilities and just steps away from popular Cup & Co, this idyllic lifestyle is yours for the taking. Experience the perfect blend of spaciousness and low maintenance living, ideal for those seeking a premium lifestyle without the hassle. Don't miss your chance to secure your slice of luxury living in Perry Lakes. Contact Leanne O'Leary today for more information.

**THE BRIEF:**

- Completed in 2015 in a boutique development
- Secure with direct entry from own double garage
- Large open plan living, dining, kitchen opening to large private balcony
- Second living area
- Superb kitchen with Smeg appliances, stone bench tops, Bosch dishwasher and breakfast bar
- Three bedrooms with study or fourth bedroom
- Separate laundry with rear drying courtyard
- Own internal elevator
- High-end finishes throughout
- Bamboo flooring and carpet to bedrooms
- LED lighting
- Architectural shadow line cornicing
- Ducted reverse cycle air conditioning
- NBN
- Located in the Floreat Park Primary School and Shenton College catchment

**THE DETAILS:**

- Water Rate - \$2,161.12 per annum
- Council Rates - \$2,831.67 per annum
- Strata Fees - \$835 per quarter
- Local authority - Town of Cambridge