

1/9 The Avenue, Crawley, WA 6009



House For Sale

Saturday, 20 April 2024

1/9 The Avenue, Crawley, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Vivien Yap

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EXCLUSIVE SNEAK PREVIEW

Imagine a place where the serenity of the Swan River and glorious parklands along its banks greet you each morning. This charming two-bedroom, one-bathroom ground floor residence, positioned in a small friendly community of just six homes, offers a peaceful escape from bustling city life. Here, the river isn't just a scenic backdrop; it's a part of your everyday living, inviting you to relax, connect, and soak in the natural beauty of one of Perth's most prized locations. From the moment you enter, the apartment itself greets you with a warm embrace. The living area, bathed in natural light from its oversized windows, offers an immediate sense of belonging. The kitchen, modest yet efficient, is poised to handle everything from your morning espresso to gourmet meals. Open plan, it is adjacent to the main dining and living space and offers a focal point for shared moments. Ample storage and bench space are accented with a four-burner gas stove and under bench oven. Its crisp white decor and large walk-in pantry create a well-finished hub while the cleverly positioned window casts beautiful natural light into the space. The bedrooms, separated to the front and rear, are serviced by a family bathroom fitted with fantastic storage options and a European-style laundry. Further linen storage and a toilet offer functional design and a clever utility of space. Each room mirrors the calm of the waters nearby, promising restful nights and energized mornings. But the true essence of this apartment is perhaps what lies beyond its walls. Steps away from Western Australia's finest waterway, this is truly a dynamic setting blessed with incredible walkability beyond the river and Kings Park beckons. A few moments from your doorstep, this sprawling haven offers an escape into lush greenery, panoramic views, and floral displays that rival any artist's palette. It's a place where nature, culture, and history intersect, providing endless opportunities for discovery and relaxation. Accessibility is seamless, with Perth's vibrant CBD just a short cycle or convenient bus trip away and for the academics, the main campus of the prestigious sandstone University of Western Australia lies within a moments' walk. This apartment is more than just a living space; it's a lifestyle opportunity. Its strategic location and incredible connectivity lay the foundations for a strong property acquisition. Blending functionality with comfort, this home is above all else, a strong foothold in the prime University of Western Australia's territory. At a glance; -Two-bedrooms, one-bathroom, and a secure undercover car park -Low maintenance group of just six homes in a gated, friendly complex -A few steps to the glorious JH Abrahams Reserve and riverfront -Main bedroom enjoys large built-in robes, a split system air conditioning unit and a ceiling fan -Bright open plan kitchen with a contemporary finish and functional workspaces -Main living and dining area has split system reverse cycle air conditioning -Large windows frame the leafy surrounds and low maintenance common garden areas -Shaded communal courtyard area is a fantastic space to enjoy under the established trees -European laundry -Gas bayonet -Security screen door at main entrance -Remote control front gate with vehicle access to the rear undercover parking space -Convenient communal drying area for laundry -Guest parking onsite - Close proximity to Matilda Bay To arrange your own private inspection of this gorgeous Crawley apartment, contact Vivien Yap on 0433 258 818 Rates & Local Information: Water Rates: \$1,222.26 (2022/23) City of Perth Council Rates: \$1,623.85 (2023/24) Zoning: R50 Primary School Catchment: Nedlands Primary School Secondary School Catchments: Shenton College DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.