

10/42 Victoria Avenue, Claremont, WA 6010



Sold House

Saturday, 13 January 2024

10/42 Victoria Avenue, Claremont, WA 6010

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 117 m2

Type: House



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Contact agent

There really is nothing to be done but move in and enjoy stunning Swan River views from this immaculately presented and conveniently located apartment. From the spacious open plan living and dining, large terrace, and each of the three bedrooms, bask in the morning light, watch row boats sluice through the water and cast your eye as far north as Point Walter and back across to the sweep of Freshwater Bay. Boasting a third-floor position in a secure and quiet building on one of Perth's most coveted streets, this well-appointed, bright, and breezy residence is ideal for downsizers, professional couples or retirees seeking ease and superior comfort. Renovated to a very high standard, relax in the freshly carpeted living and dining room adjoining the covered terrace, slide the glass doors open and bring in the evening breeze. Home cooks will love the sunny, contemporary kitchen, complete with stylish stone bench tops, Bosch dishwasher, Miele oven and Bosch electric stove top, alongside double sinks and ample top and bottom cabinetry. Facing the river are all three bedrooms, with the main featuring built-in robes, electric blackout blinds (100 per cent blackout) and its own sliding glass door out to the side area of the front terrace. Bedrooms two and three - perhaps one could be utilised one as a study - are double sized and offer beautiful vistas across the river to Peppermint Grove and Mosman Park. A combined bathroom and laundry is incredibly generous, allowing for a frameless shower with rain head, separate bath, long stone bench top with a laundry and washer and dryer storage. There's also the practicality of a towel rail, roomy vanity and - further along the hall - a separate WC. Year-round comfort is guaranteed, thanks to split-system, reverse cycle air conditioning in the living and dining area and double-glazed bedroom windows. Life is also sure to be easy with this apartment. Park two cars in the gated, undercover car park, stroll to the adjacent secure lobby area and simply hop in the elevator to the third floor. Morning or night, there will be no better place to relax than on the 5.7m long front terrace, from which it feels you are virtually touching the wide waters below. Of course, convenience here is also key. A myriad of shops, eateries and entertainment options are on your doorstep at Claremont Quarter, about a 10-minute walk up the road. Residents can also access the leafy river walks directly from the front of the building. For public transport, hop on a bus right outside on Victoria Ave or walk up the 15 minutes to nearby Claremont Train Station. Christ Church Grammar School and Methodist Ladies' College are nine minutes on foot, and Dalkeith Tennis and Bowling Club are just a three-minute drive away. To secure this super low-maintenance, lock-and-leave opportunity now, contact Peter Robertson on 0427 958 929. Approx. Rates: Council: \$1,765.40 PA Water: \$1,316.40 PA Strata: \$2,242.50 PQ Features Include (but not limited to): 3 bedrooms, 1 bathroom Two gated car spaces Fully renovated throughout River views from bedrooms, living/dining Bosch, Miele kitchen appliances Split-system AC in living/dining Linen cabinet Separate storage room 5.7m long, covered terrace with river views Built-in robes to main, bedrooms 2 and 3 double sized Laundry in spacious bathroom, tub, stone bench tops, washer/dryer space Separate WC Electric blackout blinds in main Double-glazed bedroom windows Intercom Secure lobby access, elevator to third floor Peaceful river-facing position Location (approx. distances): 400m Mrs Herbert's Park (riverside walks) 550m Freshwater Bay Primary School 750m Claremont Park 1.1km Claremont Yacht Club 1.6km Claremont Quarter 1.3km Christ Church Grammar School 1.8km Stirling Highway bus stops 1.8km Dalkeith Tennis and Bowling Club 1.9km Dalkeith Village Shops and Medical Centre 2.4km Claremont Train Station