

**10/70 First Avenue, Claremont, WA 6010**

**SARDELIC**  
REAL ESTATE

**Apartment For Sale**

Thursday, 25 April 2024

10/70 First Avenue, Claremont, WA 6010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bianca Sardelic  
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Sam Sardelic  
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**From \$499,000**

Don't miss this gorgeous 1 bedroom, top floor corner apartment! Freshly painted and ready to move in! Located just a street back from the Mount Claremont border & 4km from Swanbourne Beach, you can enjoy a short walk to the Mt Claremont Farmers Market, coffee at Claremont Village and daily exercise around the gorgeous Lake Claremont with its extensive greenery, playgrounds and scenic views! You'll also be a short distance from the Showgrounds and Loch Street train station on the Perth-Fremantle line for an easy commute. Leave the car securely at home! This modern 1 bed, 1 bath apartment has its own exclusive staircase entryway, and a spacious open plan living and meals area flowing beautifully outside to the large 19sqm entertaining balcony. In a north facing position, you'll enjoy gentle morning light as you sip your coffee overlooking the treetops of Mount Claremont. The kitchen is well appointed with Miele appliances including dishwasher, gas cooking & a handy breakfast bar for friends to relax while you cook up a storm! A European laundry is tucked away out of sight with clothes dryer included. The spacious master bedroom has a sliding mirrored built-in robe plus ceiling fan. The bathroom has plenty of bench space, shower and WC. There is a hallway linen cupboard for extra internal storage. Complemented by an undercover car bay plus lockable storage room; this gem sits in a secure complex of just 14 apartments. Don't bother paying for facilities you will never use! Strata fees here are just \$468 per quarter! Apartment features include: \*1 bedroom, 1 bathroom top floor corner apartment (only 1 common wall) \*Open plan living and dining area \*Large 19sqm balcony, perfect for entertaining or additional living space \*Private staircase to your front door \*Easy care floorboards throughout, plus carpeted master bedroom \*Reverse cycle air-conditioning plus ceiling fan \*Kitchen with Miele stainless steel appliances, breakfast bar \*Euro laundry with trough and clothes dryer included \*Corner apartment position, only 1 common wall, treetop outlook \*Secure gated complex with intercom \*Undercover car bay plus lockable 4sqm store room \*Size: Internal: 57sqm, Balcony, 19sqm, Car Bay: 13sqm, Store: 4sqm, Total: 93sqm Outgoings: Council Rates: \$1661pa (23/24 Fin. Yr) - Town of Claremont Water Rates: \$1030pa (23/24 Fin. Yr) Strata Levies: \$468pq