

**1204/53 Labouchere Road, South Perth, WA 6151**

*MOUVE*<sup>®</sup>

**Sold Apartment**

Sunday, 13 August 2023

1204/53 Labouchere Road, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

**\$860,000**

"Pinnacle" South Perth is a iconic luxurious complex with resort style amenities overlooking the lush gardens of Perth Zoo in the vibrant South Perth precinct. Enjoy a lavish lifestyle including South Perth restaurants, cafes and easy access to Elizabeth Quay and the CBD. Set on the 12th floor overlooking the Zoo, this 2-bedroom 2-bathroom apartment spans over 130sqm of total area with a 21sqm balcony for outdoor entertaining. Offering a high-end finish throughout. Designed by Hassell Designers and connected to NBN, the apartment itself offers you a spacious lounge and dining room, a generous sized bedroom, bathrooms, and a separate laundry. This beautifully appointed apartment was designed for living and won't disappoint. The European oak timber floors make an impressive design statement throughout the open plan living area. The gourmet kitchen has plenty of storage and is complimented with Smeg appliances. The interior environment is designed to minimize energy costs, with highly efficient solar and thermal performance throughout the complex. Technology includes an apartment communication patch panel, and your apartment is smart wired for services such as Foxtel and NBN. Security access is paramount and controlled with CCTV at the main entry points. Other features include large patio window and sliding door with expansive river views and Kings Park, double glazing throughout and floor to ceiling internal doors. Pinnacle offers resort style facilities include a BBQ deck area overlooking the lush gardens of Perth Zoo, a fully equipped gymnasium along with an infinity pool and surrounding lounge area, a gorgeous haven to relax. Pinnacle enjoys a sought-after location in the heart of South Perth, with public transport less than 100m from home and just a short stroll from the Mends Street cafe strip including the historic Windsor Hotel, Cocos, Mister Walkers, Atomic Coffee Lounge, Health Freak Cafe & a host of other amenities and dining options. Also, for those heading to the CBD there is the ferry crossing to Elizabeth Quay. Angelo Street cafe precinct is also close by with Coles & Scutti gourmet supermarket, a wide selection of dining options and other great amenities. As an investment this property would achieve \$800 per week. Apartment features include: \*Generous internal living area plus 48sqm balcony\* 2-bedroom, 2-bathroom apartment\* Separate laundry\* Double glazing throughout with full height sliding doors\* Timber veneer cabinetry with soft closing drawers and doors\* Integrated dishwasher and premium Smeg appliances\* Reconstituted stone bench-tops & slide-out pantry\* European oak timber floor throughout kitchen and living area\* Large bedroom with built in robe and 100% wool carpet\* Ducted reverse cycle air-conditioning\* 2 Secure car bays and 4sqm storeroom\* Heated infinity Pool, Gym, Yoga deck, BBQ area and storeroom\* Resident's lounge for private social gathering\* Pet friendly complex :) Admin: \$1503.35 Cap Wks: \$476.70 Reserve Fee: \$426.55 Council Rates: \$2086.92 approx.. Water Rates: \$1309.50 approx. Mouve Real Estate welcomes your enquiry on this property, for a private viewing contact Dene on 0411 185 555. APPRAISALS: With many of our properties recently selling in record time, make the most of the current market conditions - We have buyers waiting - call Dene Christall the Apartment Specialist today to get an idea as to what your property is currently worth. With over 16 years' experience specialising in Apartment sales, speak with Dene, and let him maximise your selling price without any pressure. Try his honest and caring approach - it gets results. Call today! Please contact Dene Christall on 0411 185 555 for more information. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.