

**122/2 Milyarm Rise, Swanbourne, WA 6010**



**Apartment For Sale**

Thursday, 13 June 2024

122/2 Milyarm Rise, Swanbourne, WA 6010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jayson Renouf  
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## Offers

Presented by Jayson Renouf of Renouf Real Estate. Swanbourne's Top Selling Agent and Agency again in 2022/2023! Enjoy the morning sunlight and the spectacular views to the East across the Swimming pool and to the City beyond from this spacious two-bedroom, two-bathroom apartment in Aria Luxury Apartments, Swanbourne. This is your opportunity to secure one of the sought after, elevated third floor, East facing apartments that are simply without parallel. Don't miss the chance to inspect this stunning apartment and all the facilities offered by this stunning David Hillam Architect designed project as you are certain to be impressed. The presentation of this apartment features stunning timber floors to the primary living spaces and bedrooms. The interior of the apartment features Miele appliances, full height tiling to the wet areas, shadow line ceiling detailing, quality cabinetry with soft closing cupboards and drawers encapsulated in a carefully considered space that will both impress and reward. The apartment is complete with secure parking for two vehicles with an adjoining storage area which provides convenience and amenity required for easy day to day living. The apartment features an open plan kitchen and living room and an adjoining balcony that is bathed in natural light with views across the swimming Pool and the City to the East making this space ideal for entertaining. A luxurious Master Bedroom opens onto the adjoining Balcony and enjoy great views and includes a walk-in robe and an ensuite bathroom with dual vanity, an oversize shower recess and a Bath. A second Bedroom with built in robes rounds out the accommodation which is also bathed in Eastern light and again enjoys terrific views to the East. A second bathroom services the second bedroom and the main living area. Aria Luxury Apartments offers a luxurious sanctuary in one of Perth's most exclusive coastal suburbs. Designed for the discerning occupier every detail and specification has been executed to create the ultimate in apartment living. Without doubt this is the premier development located in the Western Suburbs and one that provides the feeling you get when you check in to a glamorous resort style hotel. The stunning grounds and the awe-inspiring luxurious appointments are right there for you to enjoy and be indulged. Entering the building is like crossing a threshold into a complete escape from the outside world. Now, imagine that feeling as your new life! With breathtaking architecture by Hillam Architects, a stunning concierge lobby, a resort-style pool, gymnasium, yoga room and a long list of other facilities Aria brings the feeling of a five-star resort to your very own private residence. Thoughtfully designed interiors feature clean lines, open plan living and exceptional finishes to result in a clearly contemporary living space that is the perfect urban apartment for the active suburbanite. Live the dream or continue to lease the property out beyond the current term [currently \$875 per week] and enjoy an effortless entry into property investment in one of Perth's finest suburbs. Location: The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne at the northern precinct of a new residential estate which was formerly the Swanbourne Senior High School. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club, Claremont Showground, Allen Park and the Lake Claremont Reserve. Approximate distances: Claremont Quarter 2.0km, Christchurch Grammar 2.5km, Scotch College 1.5km, Methodist Ladies College 2.5km, John XXIII College 2.0km, Cottesloe Private Golf Course 0.1km, Swanbourne Beach 2.0km, Cottesloe Beach 4.0km. N.B. All distances are approximate. Property Particulars Local Authority: City of Nedlands; Council Rates \$2962.09 23/24, Water rates \$1700.76 23/24. Strata levies Quarterly: Admin Fund \$1415.05 23/24, Reserve Fund \$184.25 23/24. \*Please note that while best effort is made to ensure rates and outgoings are correct at time of listing, they are provided for reference only and may be subject to change. The Aria is now complete with a 6 station EV Tesla charging system. Compatible with all EVs as Non-Tesla's simply use the Tesla app for activation and payment. The system is open to everyone including visitors. Don't miss this rare opportunity to live life to the fullest, make your offer today! For further information or to register your interest in this outstanding property contact the exclusive agent: Jayson Renouf B. Bus Renouf Real Estate Swanbourne's Top Selling Agent and Agency again in 2022/2023! "Selling Swanbourne"