

**16/6 Gemstone Boulevard, Carine, WA 6020**



**Sold Apartment**

Monday, 14 August 2023

16/6 Gemstone Boulevard, Carine, WA 6020

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bec Giles

0892461344

**\$692,500**

Welcome to your dream abode in the picturesque neighbourhood of Carine! Nestled amidst nature's finest treasures, this exceptional 2-bedroom, 2-bathroom apartment offers an unparalleled living experience. Prepare to be captivated by breathtaking views of both the lush bushland and shimmering ocean, creating an atmosphere of tranquillity and serenity that will leave you in awe. Features you will love:

- Spectacular Bush and Ocean Views: Immerse yourself in the beauty of nature from the comfort of your own home. Wake up to the sound of birds chirping, bask in the golden sunsets over the ocean.
- Spacious and Well-Designed Layout: This apartment boasts a thoughtfully designed floor plan that maximizes space and functionality. The generous living areas create a seamless flow, providing ample room for relaxation and entertaining.
- Modern Kitchen and Appliances: The well-appointed kitchen is a chef's delight, featuring sleek stone countertops, top-of-the-line appliances, and ample storage space. Prepare delicious meals while enjoying the stunning vistas that surround you.
- Elegant Bedrooms and Bathrooms: Retreat to your private oasis in the two spacious bedrooms, both offering comfort and tranquillity. The master suite features a walk-in robe and luxurious ensuite bathroom, complete with modern fixtures and a soothing ambiance. The 2nd bedroom has a double mirrored robe and extra cupboard space too. Both bedrooms with views over the bushland and glimpses of the ocean.
- The main bathroom is tastefully appointed and includes a European laundry.
- Full height doors and windows throughout the apartment to maximise the splendid outlook.
- Split-system reverse cycle air conditioning to living area and both bedrooms.
- Perfect study nook has been designed in the living area with USB connectivity to all power points. Smart wired also with NBN internet connection and wi-fi.
- Balcony for Outdoor Living: Step out onto your own private 23sqm tiled balcony, where you can Savor your morning coffee, host intimate gatherings, or simply unwind while soaking in the breathtaking panorama that stretches before you not to mention the amazing sunsets.
- Secure 2 car tandem Parking and Storage: Enjoy the convenience of secure parking for your vehicles, as well as additional storage space for your belongings.

**RESIDENT FACILITIES**

- Air-conditioned gym and lounge, including toilet/powder room areas, lockers, a kitchenette and alfresco / BBQ entertaining facilities that you can pre-book for your gatherings.
- Lockable pedestrian access gate from the street, into the courtyard.
- Audio intercom system for the front entry gate.
- Remote control and sensor access into car parking area.
- Plenty of visitor parking bays
- Bike racks
- Bin storage rooms

**LOCATION** All who live in Carine will love Carine. We think its pretty perfect! You will enjoy easy access to Marmion Avenue and Reid Highway a choice of local Cafes and Restaurants along the coast from Trigg to Hillarys. For the keen sailors Hillarys yacht club is only a matter of minutes away. If you would prefer to Golf you have the choice of Hamersley Public Golf Course or the beautiful Lake Karrinyup County Club both right on your doorstep. Carine Glades Shopping Centre is your local shopping centre with the new refurbished Karrinyup Shopping Centre also conveniently located. You also have a choice of beautiful walking trails close by being Star Swamp, Trigg Bushland and Carine Open Space parklands. Perth's best beaches are also a hop skip and jump away. A short stroll and you have a nearby medical centre, fitness centre and a bus stop that connects to the metropolitan train stations too. As I mentioned earlier, perfect!!

**NEED TO KNOW**

- Lot 16 Strata Plan 70085
- Volume 2908 / Folio 798
- City of Stirling
- Built 2016
- 109sqm internal Living space
- 23sqm balcony

**OUTGOINGS**

- Strata Fees - \$963.31 admin fund plus \$215.39 reserve
- City of Stirling - \$1,792.00 (22/23)
- Water Corporation - \$825.52 (22/23)

Looking forward to welcoming you into your new home. Please call me anytime on 0433 777 293 for more information.