

**1706/96 Bow River Crescent, Burswood, WA 6100**



**Sold Apartment**

Tuesday, 30 January 2024

1706/96 Bow River Crescent, Burswood, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Peter Panagiotidis  
0438761014

**\$730,000**

Perched on the 17th floor of the contemporary Aurora Tower in the Burswood Peninsula, this exceptional apartment is a symphony of luxury and practicality. Breathtaking views of Swan River and the hills unfold before you, and a large private balcony extends the living space, providing a perfect vantage point to immerse yourself in the scenic surroundings. Inside, the well-thought-out floor plan and colour scheme are complemented by floor-to-ceiling windows, ensuring every living area is bathed in natural light. The two bedrooms, thoughtfully separated by a spacious living area, each feature their own modern en-suite bathrooms. The functional kitchen with stone benchtops adds a touch of elegance to the open-plan design, while a convenient laundry enhances practicality. Step outside onto the balcony, and you'll be treated to expansive views extending to the hills, creating a serene outdoor escape. For added privacy and style, plantation shutters adorn the windows, offering a timeless touch to the living spaces. In the master bedroom, a motorised blind provides seamless control of natural light and access to the balcony. But the luxury doesn't end there. The apartment boasts 6-star hybrid flooring, ducted air conditioning, combining sophistication with durability for a premium living experience. This flooring choice not only elevates the aesthetic appeal of the space but also ensures easy maintenance and longevity. For added convenience and security, a secure storage cage & two secure parking bays with remote access. The Aurora Tower itself stands out as one of the more modern buildings in the complex, providing residents with access to desirable amenities such as a heated pool and a fully equipped gym. Dive into relaxation in the heated pool or maintain your fitness routine in the gym, all within the comfort of your own residence. Beyond the luxurious living experience, the surrounding area offers a vibrant lifestyle. Crown Casino, renowned for its world-class entertainment and dining options, is just moments away. Optus Stadium, hosting top-tier sporting events and shows, adds to the excitement. In the warmer months, enjoy outdoor movies along the riverside, complete with bean bags and picnics. The location is central to both the north and south of the river, with a train station conveniently nearby. With just a 5-minute drive to Perth city and a quick 15-minute commute to the airport, you'll find yourself at the heart of all the action. Immerse yourself in the best that Perth has to offer at this exceptional Burswood Peninsula residence—a perfect blend of modern luxury, scenic beauty, and convenient city living, complete with sophisticated window treatments, innovative technology, and premium flooring. Strata fees per quarter for this apartment in this location, with these amenities are: Admin fund: \$1,103.45 Reserve fund: \$257.50 Total: \$1,360.95 Contact Peter Panagiotidis on 0438 761 014 or email [peter.pan@ljhooker.com.au](mailto:peter.pan@ljhooker.com.au) to book in your viewing today.