

**19/2 Milyarm Rise, Swanbourne, WA 6010**



**Sold Apartment**

Thursday, 5 October 2023

19/2 Milyarm Rise, Swanbourne, WA 6010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Thomas Jefferson Wedge

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## Contact agent

Elevated East-Facing Park and City Views! Experience the resort lifestyle every day at the award-winning Aria apartment complex. This grand residence offers premier hotel luxury that must be seen to be believed. Perfect for investors or those seeking a low-maintenance lifestyle. Set in a spectacular location, next to Cottesloe Golf Club and a short walk to Swanbourne Beach, Claremont Quarter, and renowned private schools. Enjoy easy access to public transport and local parks. The floor-to-ceiling picture window captures stunning views of green playing fields and Perth CBD towers, flooding the property with golden light. The apartment features a clever design with a spacious open plan kitchen, dining, and living area leading to a patio. The bedroom and bathroom are luxurious and functional with a modern aesthetic. The complex offers exceptional amenities including an infinity pool, spa, BBQ area, gym, stunning lobby, and communal kitchen/dining space for larger events. ARIA apartments provide unmatched amenities and quality.

**WHY YOU SHOULD BUY ME:-** An expansive 51sqm of internal living space, 17sqm elevated patio and 1 car bay- Elegantly styled kitchen featuring engineered stone bench tops, ample cupboard storage, top quality appliances- Light and bright open plan kitchen / dining / living area opening outdoors- Beautifully blended indoor / outdoor living brings together your entertaining spaces- Main bedroom is spacious with a lovely outlook and access to your patio, while also boasting a sizeable walk in robe and luxuriously fitted out semi-ensuite complete with full height tiling- Reverse cycle ducted air conditioning throughout- European hideaway style laundry in laundry room- Secure garage parking for 1 + store room

The resort-style facilities at Aria include:- Heated infinity pool- Spa- Yoga room- Massage room- Gymnasium- Steam room- Sauna- Two outdoor BBQ entertaining areas and lounge- Equipped kitchen/dining area- Temperature controlled Wine cellar- Secure visitor parking- Cool room for delivery's to the complex

**TITLE:** Total Strata Area: 85m<sup>2</sup> (approx.) Total Internal Area: 51m<sup>2</sup> (approx.)

**OUTGOINGS:** Council Rates: 2,183.94 per annum Water Rates: \$1,244.95 per annum (approx) Strata Admin fund: \$761.50 per quarter (approx) Strata Reserve Fund: \$101.75 per quarter (approx)

**TOTAL QUARTERLY STRATA LEVIES: \$863.25**

All efforts have been made to ensure accuracy regarding the property at the time of advertising. It is incumbent upon the buyer to ensure they have done their own due diligence in regards to the accuracy of the claims made regarding the property prior to making an offer. Please contact the agent if you have specific questions regarding the advertising. Don't miss the opportunity to own this beautiful properties in one of Perth's most desirable coastal suburbs. Call Thomas Jefferson WEDGE at 0416 657 300 for more information.