

**2/81 Stirling Highway, Nedlands, WA 6009**



**Apartment For Sale**

Friday, 3 November 2023

2/81 Stirling Highway, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bev Heymans  
0419099243

**From \$1,075,000**

This penthouse apartment is located in an ultra-convenient location offering a very cosmopolitan lifestyle:- Restaurants and cafes- Shops- Windsor Cinema- The river- Walking and cycling paths- Gyms- Kings Park- Excellent schools as well as The University of Western Australia- Transport The list goes on. One of only two apartments in a boutique group of 5, with the other three being commercial units. Features:- Secure entry to the building and the under-croft parking- Intercom access- Lift access to all levels- Private foyer servicing the two apartments.- Spacious open plan living/dining and kitchen, all opening out to the balcony via glass bifold and sliding doors.- Functional kitchen with stone bench tops and Miele appliances- Enormous wrap around balcony with tree top views as far as the eye can see- Master bedroom with ensuite bathroom and walk in robe. There is access to the balcony via glass doors.- Master bathroom has double vanity, shower and spa bath- Second bedroom with built in robes- Study or third bedroom- Family bathroom with separate powder room - Two secure car bays- Large storeroom- Timber floors- Reverse cycle air conditioning Offered in immaculate condition, this truly is move in and enjoy immediately! Approximate outgoings: Council Rates: \$2,193.64 pa Water Rates: \$1,345.35 pa Strata Levies: \$4,288.50 pq (\$2,488.50 Admin Fund & \$1,800 Reserve Fund)\*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.