

# 201/8 Graylands Road, Claremont, WA 6010



## Apartment For Sale

Sunday, 31 December 2023

201/8 Graylands Road, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bev Heymans  
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## Low \$1M's

This ultra spacious three-bedroom, two bathroom luxuriously appointed apartment is superbly positioned right on the doorstep of Claremont's boutique café and shopping precinct. Keeping fit is easy with Revo gym, the heated Claremont Aquatic Centre pool, the Lake Claremont walking path, Pilates, and the golf course so very nearby. Features:- Open plan living/dining and kitchen opening out via glass sliding doors to the balcony- Expansive balcony overlooking the Oval- The kitchen has stone bench tops, Miele appliances and excellent storage. - Master bedroom with ensuite bathroom and built in robes. The en suite has bath and shower.- Two additional bedrooms both with built in robes- Family bathroom- Reverse cycle air-conditioning- Two underground secure car bays- Storeroom- Access to an amazing rooftop terrace with BBQ facilities

Approximate areas  
Internal floor area: 109 sqm  
Balcony: 15 sqm  
Car parking: 27 sqm  
Store room: 4 sqm

Approximate outgoings: Council Rates: \$1,882.96 pa  
Water Rates: \$1,346.91 pa  
Strata Levies: \$1,435 pq (made up of \$1,285 Admin fund and \$150 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.