

202/40 St Quentin Avenue, Claremont, WA 6010

EDISON McGRATH

Apartment For Sale

Saturday, 13 April 2024

202/40 St Quentin Avenue, Claremont, WA 6010

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Danielle Diffen
0412176047



Brad Mantle
0488908070

Market Preview

This sophisticated, light-filled apartment epitomizes impeccable style. Reside in absolute comfort in the prestigious St. Quentin's complex, nestled in the heart of Claremont. This tastefully designed space is plush with fine finishing touches and enjoys a central and convenient location in a secure, award-winning complex. Designed for harmonious indoor-outdoor flow, the immaculate apartment offers a fabulous kitchen connected to the balcony / alfresco dining space via bi-fold servery windows and bar. The kitchen is a cook's delight, with top quality integrated Smeg appliances, including gas cook top, oven and built in microwave, an Omega dishwasher, Samsung fridge, an abundance of storage space and a quality Neff coffee machine! And if you don't feel like cooking just pop downstairs to a multitude of dining options! Both bedrooms are spacious, the master has a generous walk in robe fitted with quality cabinetry including soft closing drawers and full height storage. Both bathrooms have double sinks, heated towel rails, full height tiling, elegant pendant lighting, double slim line mirrored cabinets and hobless showers. The ensuite has a luxurious free standing bathtub to soak away your stresses of the day! The whole complex is wheel chair friendly throughout and perfectly located just steps from Claremont Quarter, with boutique brands, cafes and restaurants at your doorstep. There is no need for a car being so conveniently located however it comes with 2 car bays and your own dedicated lockable storage room very close to the 2 car bays. This is a superb option for downsizers seeking a lock up and leave lifestyle or professionals who prefer a deluxe yet low-maintenance address. Close to excellent private schools, train station, bus service with easy access to the Swan River, Cottesloe Beach and CBD. Lifestyle: The sought-after complex has an outdoor BBQ area, heated indoor pool, gymnasium, a recently renovated function room with a fully equipped communal kitchen and dining area, secure foyer, key fob controlled lift, shared herb garden. A dedicated facilities manager is onsite 5 days per week plus cleaners are onsite 6 days per week keeping the communal areas sparkling! The rubbish bins are collected from each level every second day (no arguments over who takes the rubbish down as it is done for you!) and the pool and gardens are kept in pristine condition. Live the peaceful dream in this superior build, the St Quentins complex is built with solid masonry walls, full height commercial grade sliding glass doors and windows throughout. Close the door to the world and relax in your own quiet haven. Other features include:

- Ample built-in storage throughout
- Ducted reverse cycle air-conditioning
- European engineered Oak flooring
- Quality Stone benches
- High ceilings
- C-Bus centralized lighting
- Security with gated parking
- Enclosed dedicated storage room
- 2 car bays

Primary School Catchment: Freshwater Bay Primary School Secondary School Catchment: Shenton College Close to Christ Church, MLC, Scotch College and UWA. Call Danielle on 0412176047 for more information.