

211/18 Hortus Way, Jolimont, WA 6014

Sold Apartment

Thursday, 14 March 2024

211/18 Hortus Way, Jolimont, WA 6014

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Clare Nation
0893883988

\$870,000

Uncover the tranquillity of Treehouse living Imagine a lifestyle where everything is at your door. On a hot summer's afternoon, you saunter home from work, ready to unwind, and all you need to do is wander downstairs to the pool and dive in, freshen up after a hard day, or maybe you are enjoying your retirement. Rest assured, you can enjoy the fantastic facilities and landscaped gardens around you morning and night, and best still, you don't need to worry about lifting a finger when it comes to maintenance, so there is plenty of time to enjoy the gym for your morning or evening workouts or maybe pilates or yoga in the studio. Entertain friends and family in the spacious pool area with day beds and BBQ facilities, or by the fireplace and even call in a Chef to entertain in the private dining room. This apartment is not a home; it's a lifestyle that could be all yours!!

THE HOME 2 bedroom 2 bathroom Kitchen / dining Living Laundry 2 wc Built approximately 2021

FEATURES Earthy and natural vibes with classic contemporary feel Designed to offer secure sustainable living North facing aspect creates cascading light throughout the apartment all day round Secure access from basement parking, front door with intercom access Open plan kitchen, dining and living, opening onto the terrace Smeg 600mm induction cooktop Smeg 600mm Dolce black glass multifunction oven Smeg fully integrated dishwasher Soft closing cabinetry with lots of cupboards, built in shelving, reconstituted stone benchtops, tiled splashback and soft feature lighting under cupboards 2 spacious bedrooms with their own walk in robes, ceiling fan and beautifully appointed ensuites with floating vanities, shower recess, modern matt black tapware, shower head and wc Stunning European Oak flooring in kitchen and living Warm wool loop pile carpet in bedrooms and walk in robes Separate laundry with Fisher and Paykel dryer included Ducted reverse cycle air conditioning LED lighting

OUTSIDE FEATURES Huge north facing 27 sqm of terrace ready for entertaining Storeroom Drying area off the terrace

COMPLEX HIGH CLASS AMENITIES Sparkling 11 metre outdoor heated pool and adjacent sun deck lounging area Two level air conditioned gym and fitness area Outdoor fitness courtyard and yoga area Private dining room with fully functional kitchen and private lounge area Various communal living spaces to relax or entertain friends and family. Enjoy a cosy lounge room with fireplace Great workspaces to work from home Abundance of plants and greenery throughout common areas Outdoor BBQ courtyard and indoor informal seating area adjacent resident lounge area Security throughout the complex at all external doors and all vehicular access points for extra peace of mind Bike storage within complex Solar panels for the building

PARKING Two side by side car bays

SCHOOL CATCHMENTS Jolimont Primary School Shenton College

TITLE DETAILS Lot 27 on Strata Plan 77863 Volume 4001 Folio 308

STRATA INFORMATION Internal area: 86 sqm Terrace: 27 sqm Car bays: 30 sqm Storeroom: 4 sqm Total area: 147 sqm 49 apartments to the complex

ESTIMATED RENTAL RETURN \$750 - \$800 per week

OUTGOINGS Town of Cambridge: \$1,596.69 / annum 23/24 Water Corporation: \$1,415.38 / annum 23/24 Strata Levy: \$1,217.21 / quarter Reserve Levy: \$197.16 / quarter Total Strata Levies: \$1,414.37 / quarter

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