

**24 The Circus, Burswood, WA 6100**

*MOUVE*®

**Sold Apartment**

Monday, 14 August 2023

24 The Circus, Burswood, WA 6100

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Contact agent

Enviably located, luxury and lifestyle is what this outstanding multi-level townhouse offers. Located in the absolute heart of the prestigious Burswood Peninsula residential precinct, this is one of the area's finest homes. It presents beautifully, offering exceptional design and an abundance of living space set in the tranquil surrounds of the central plaza. Stepping outside your front door, you will be greeted by manicured gardens, boardwalk water features and picturesque fountains that provide an impressive welcome to this unique home, with the popular cafe/restaurant 23 Circus right next door. Your morning coffee has never been more convenient! Stepping outside your rear door, convenient rear exit to courtyard and pool and gym area. As you enter the home, you will be immediately impressed with its stylish decor and warm, welcoming ambience which includes storage rooms with additional space in under-stairs cupboard. Stunningly presented over three levels, this premium residence has been maintained at the highest standard and showcases superb features throughout.

**Level 2:** Lovely carpeted staircase with glass balustrade leads to the stylish living areas, large living area with beautiful carpeted flooring, ideal for a family room or the opportunity to run a small business from home is perfect. Open plan living room with recessed ceiling, luxurious vertical sheers and carpeted flooring, sliding doors off the living room lead out onto the balcony that overlooks delightful gardens and water features of the plaza below. With privacy louvres and room for a BBQ, this is the perfect spot for entertaining family and friends in fine style. Gourmet open-plan kitchen with quality stone bench-tops, glass splashbacks, expansive island bench, and an abundance of storage space set in white gloss cabinetry. European built-in kitchen appliances including a Smeg electric oven, five burner gas cooktop and dishwasher, plus large fridge recess with plumbing installed. Beautiful porcelain tiles extend from the kitchen through to the stylish dining room. Another balcony with louvre shutters off the dining area overlooks manicured gardens and the resort-style swimming pool. Central powder room with WC and single vanity for the convenience of your guests.

**Level 3:** Superb, king-size master bedroom with feature wall, three-door mirrored robes and access to the very spacious private balcony that showcases stunning views across tree-tops to Optus Stadium, Matagarup Bridge and the Perth city skyline - your own private sanctuary to enjoy your morning coffee or unwind at the end of a busy day. Deluxe ensuite bathroom with bath, semi-frameless glass shower, WC and double china basins set in stone benchtop with glass splashback. Two more Queen-size bedrooms with built-in mirrored robes, block-out blinds and views across the pool area. Functional laundry with built-in drying rack and shelving.

24 The Circus is a beautiful townhouse adjoining the Allegro Tower which offers residents exclusive use of the heated outdoor swimming pool, recreational area with BBQ facilities and a fully-equipped gymnasium. This is a rare opportunity to purchase a luxurious home in the friendly, welcoming community of the Burswood Peninsula residential complex. Not only can you enjoy all the benefits of living in this exquisite townhouse, but all the entertainment options that the Peninsula has to offer. With just a short walk to the world-class Optus Stadium and a host of recreational facilities nearby, you will be living in the heart of Perth's entertainment precinct. There are two stylish restaurants right on your doorstep, and some of the best dining and entertainment facilities you could wish for at Crown Perth, including their renowned theatre and casino. The natural beauty of the Swan River is just a stroll away, and the stunning Matagarup footbridge conveniently connects you to East Perth and Claisebrook Cove, ideal for those leisurely weekend walks! Conveniently located just minutes from the Burswood and Stadium train stations, with easy freeway and airport access and just a short five minute drive to the Perth CBD, this prestigious residence is close to everything!

A stunning modern townhouse in the exclusive Burswood Peninsula development. General: \*Quality window treatments throughout\* Ducted reverse-cycle air-conditioning with three separate controllers\* Video intercom entry and security alarm system\* Two parking bays in secure under-croft carpark\* Featuring 3 generously sized bedrooms\* Approximately 217m<sup>2</sup> of living area\* 3 toilets. 2 Full bathrooms (one is an ensuite)\* 3 separate balconies\* Secure undercover, private parking for 2 cars\* Includes: Dishwasher, Microwave, Oven, Gas Cooktop and a Clothes Dryer.\* Outdoor heated lap pool, BBQ area and a Gym!\* North facing, with beautiful natural sunlight.\* This address is within a very exclusive estate. An excellent cafe and restaurant are right at your doorstep.\* Nearby cycle and walk paths.\* The City is only 5kms away. Strata Fees: Admin \$1709.12 per qtr Reserve \$429.35 per qtr Water: \$1254.00 per annum Council Rates: \$2907.92 per annum. Mouve welcomes your enquiry on this property, for a private viewing contact Dene on 0411 185 555. APPRAISALS: With many of our properties recently selling in record time, make the most of the current market conditions - We have buyers waiting - call Dene Christall today to get an idea as to what your property is currently worth. With over 18 years' experience specializing in property sales, speak with Dene, and let him maximise your selling price without any pressure. Try his honest and caring approach - it gets results. Call today! Please contact Dene Christall

on 0411 185 555 for more information. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.