

25/2 Milyarm Rise, Swanbourne, WA 6010



Apartment For Sale

Saturday, 11 November 2023

25/2 Milyarm Rise, Swanbourne, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Apartment



Thomas Jefferson Wedge

0416657300

Fresh To Market!

THE STORY: Privacy. Security. Elevated views on the quieter East/Southeast-side of the development? This property seriously could be one of the best kept secrets Aria! Experience the pinnacle of coastal living with this opulent 3-bedroom apartment, nestled in Swanbourne's prestigious Aria by Blackburne development. Embrace the enchanting beauty of Western Australia coastal living in this exquisite home. Aria Residence 25, a jewel in the Aria complex crown, is located on the southeast corner, offering a serene retreat in the charming suburb of Swanbourne. Positioned on a corner and with only one adjoining wall, privacy is a fantastic feature of this property. This east-facing gem boasts panoramic views, immersing you in nature's splendour and sunlight. Revel in tranquility, undisturbed by the world's hustle. Aria redefines luxury with its array of opulent amenities. Enjoy a breathtaking infinity pool, a fully-equipped gym, private dining areas, exclusive lounges for residents, a soothing sauna and steam room, a tranquil massage room, an elegant wine cellar, and a dedicated yoga space. This single-level 3-bedroom apartment is a masterpiece of elegance and comfort. Gaze in elevated safety over lush treetops towards Claremont and the Perth CBD. The expansive living and dining areas, adorned with low-maintenance wood laminate floors, lead to a magnificent private terrace - perfect for alfresco dining and lounging under the sun. The sleek Miele kitchen is a culinary dream, inspiring your inner chef. The residence's modern design, with a neutral palette, floor-to-ceiling windows, and warmth, creates a welcoming atmosphere. The sunrise views from the master bedroom and ensuite are simply magical. The state-of-the-art kitchen features a 2-meter waterfall-edge island, high-gloss cabinetry, Miele appliances, and ample storage. The east-facing master bedroom, with its wraparound windows, offers terrace access and includes a walk-through robe and a luxurious ensuite. Additionally, two spacious guest bedrooms, one with balcony access, grace the east and south side of the property. The highlight is the ELEVATED ALFRESCO TERRACE! Start your day with sunrises and coffee, and bask in the sun with friends and family. It's an ideal spot for memorable gatherings amidst lush greenery. The apartment's contemporary style shines with wood laminate floors, plush carpets, oversized doors and windows, stone benches, and high-quality fixtures. The bathrooms feature Ollocento integrated basins and stone tiling, adding to the luxury. Conveniences include a Miele dryer in the euro-laundry, a built-in linen closet, a larger than average 6m² storage space, and secure underground parking for two vehicles, side by side just steps from the entryway. The outdoor areas, with non-slip tiling on the balconies and terrace, complete this magnificent residence. Discover luxury, tranquility, and unparalleled living in Swanbourne's Aria Residence 25.

Exclusive features of Aria Residence 12: Secure intercom/video entry Designer interiors Expansive open plan areas with feature wood laminate floors and acoustic underlay 2.7-m ceilings to living and bedrooms (approx.) Floor-to-ceiling glass over two levels with magnificent playing field and treetop views Sleek streamlined kitchen with stone counters and suite of Miele appliances Three elegant bedrooms with balcony access Master Bedroom with Luxury Ensuite Beautifully elevated balcony entertaining area (17m²) of living with space for alfresco dining Euro-laundry with Miele appliances Second bathroom for other bedrooms/guests Two side-by-side secure parking bays close to lift Large 6m² lock up storeroom Secure guest parking EV-charging stations have been installed in the B1 level.

APPROXIMATE AREAS: Residence: 97m² Balcony: 17m² Car Bays: 26m² Store Room: 6m² (above average size of 4m²) **TOTAL AREA:** 146m² Admin Fund: \$1,461.25 p.q. (approx.) Reserve Fund: \$195.25 p.q. (approx.) Council Rates: \$3,375.72 p.a. (approx.) Water Rates: \$1,808.30 p.a. (approx.)

LOCATION FROM ARIA: Mount Claremont Village Bakery / Deli Chicchi: 950m (13-min walk) Swanbourne Primary School: 600m (8-min walk) Cottesloe Golf Course: 400m (6-min walk) Scotch College: 1.6km (3-min drive / 18-min walk) John XXIII College: 2.4km (4-min drive) IGA Xpress Swanbourne: 2.1km (4-min drive) The Shorehouse / Swanbourne Beach: 3.3km (7-min drive)