

**3/2 Milyarm Rise, Swanbourne, WA 6010**

**CHASE**

**Sold Apartment**

Tuesday, 5 September 2023

3/2 Milyarm Rise, Swanbourne, WA 6010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**

**\$510,000**

THE VIBE Another fantastic BLACKBURNE Development, this bright, spacious one bedroom luxury apartment situated in the architecturally designed ARIA resort style complex is your chance to secure a slice of luxury living in the exclusive coastal suburb of Swanbourne. THE COMPLEX Completed in 2016, this award winning project offers residents world class amenities at your door step, including: ? Impressive Concierge Lobby ? Exclusive residents only lounges? Infinity pool? Fully equipped Gymnasium ? Yoga room / steam / sauna? Wine cellar? Secure Complex with onsite secure parking? Ample Visitor parking bays THE DETAIL Conveniently located on the B2 level with direct access to your car park, store room and nearby lift, this spacious 60m<sup>2</sup> apartment also features 36m<sup>2</sup> of stunning outdoor space. Featuring one bedroom, plus a study nook home would suit an array of buyers whether you are a first home buyer, young couple or astute investor (with a current lease in place until mid Sept 2023 paying \$560 rent per week). This modern apartment features a bright open floor plan that flows beautifully onto the large outdoor private courtyard making this one bedroom feel more spacious than your average apartment. The tastefully designed kitchen is equipped with stone benchtops, European Miele appliances, induction cooktop, integrated Miele dishwasher and significant storage space. The king size bedroom will impress with your own spacious walk-in robe and commercial grade sliding doors leading to your own private courtyard, making it a perfect retreat all year round. The contemporary styling in the bathroom features a modern colour palette, a large glass framed shower, floor to ceiling tiling, floating vanity and ample storage. The Euro-style laundry and is cleverly designed with room for a washing machine & dryer plus plenty of cupboard space to meet all of your needs. Other features include:- Samsung Intercom for secure access- Mitsubishi Ducted reverse cycle system- Large private outdoor entertaining terrace - Secure undercover parking bays for one vehicle

Living - 60m<sup>2</sup>  
Courtyard - 36m<sup>2</sup>  
Store room - 4m<sup>2</sup>  
One secure carbay-----113m<sup>2</sup> TOTAL

THE LOCALE Cottesloe Golf Course - 250m  
Lake Claremont - 600m  
Swanbourne Beach - 1.5km  
Claremont Quarter Shopping precinct - 1.5km  
Swanbourne Train Station - 1.5km  
Claremont Showgrounds - 1.75km  
The Shorehouse - 2km  
Perth CBD - 8.5km

THE NUMBERS Council Rates: City of Nedlands \$2265 p.a.  
Water Rates: Approx. \$839 p.a.  
Strata Fees: \$782.10 per quarter  
Reserve Fund: \$104.50 per quarter

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