

3/60 Broadway, Crawley, WA 6009

EDISON McGRATH

Apartment For Sale

Wednesday, 22 May 2024

3/60 Broadway, Crawley, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type: Apartment



Brad Mantle
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High \$600,000's ++

This is a very rare opportunity to secure a stunning example of days gone by, when apartment living was designed on a far grander scale and the proportions were enormous – Easily the best I have seen in over 20 years! The residence boasts a total internal living area of 102m² and combined with the 10.6-foot ceilings (3.207m) gives you an incredible feeling of space and an expansive volume inside. There is also a garage on the Title with another 17m² bringing the total area on Title to 119m² – which is huge for the local area with the standard 1960's apartments with 2 bedrooms, typically with only ~62m². The residence has had a fresh top to toe renovation, and this contrasts beautifully with the period charm and its rich Art Deco features throughout. These features include polished Jarrah floors throughout, decorative cornices, ceiling roses, 10.6-foot ceilings, ornate door frames, picture rails... and if you look in the lounge room... Yes, that is a fireplace! All the bedrooms and the lounge room are air-conditioned to ensure the perfect climate of your choice all year round. At the front entry you have a private, newly enclosed veranda, the perfect place to enjoy a sundowner watching the trees sway in the lush and expansive gardens outside, while the internal living space is filled with natural light with north facing windows in both bedrooms, the bathroom and the kitchen and the 3rd bed / study has an east facing aspect giving you all the morning sunshine you could want for your morning coffee. The huge master bedroom and generous second bedroom both feature built in robes and come off the wide gallery-style hallway, which flows down into the new kitchen that has been renovated in a style that beautifully compliments the era and features stone benchtops, plenty of storage, gas cooking, Meile dishwasher and hidden LED benchtop lighting. The bathroom was also freshly renovated in a contemporary style with hi-end tap ware and fittings. The additional room - a bedroom, study or kids playroom is framed by walls of windows and leads into a separate laundry room that then gives you access outside to a paved area under the trees. The Location: Bordered by the banks of the Swan River, cult-status coffee shops, high-end dining venues, the Broadway Shopping Centre and UWA, the property is also an easy drive to the beach and into the CBD and is in the center of the best rental / investment area in Perth, with both UWA and Charlie Gardiner Hospital, all within easy walking distance from your front door or you can use the new Purple Cat Bus. For The Investor: Long Term Rental: \$640/wk to \$670/wk Air B&B: \$240 - \$260/Per night. Strata Fees: Admin: \$896.04/Qtr Reserve: \$50.00/Qtr Strata Total: \$946.04/Qtr Call me now, as you know this one is going to go quickly - Brad Mantle: 0488 90 80 70