

# 3/718 Canning Highway, Applecross, WA 6153



## Unit For Sale

Tuesday, 30 April 2024

3/718 Canning Highway, Applecross, WA 6153

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Frank Sanchez  
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Michael Quirici  
0402085533

## Contact Agent

\* EXPRESSIONS OF INTEREST \* Ace Realty are proud to offer this fabulous apartment For Sale by Expressions of Interest, with all offers to be submitted by Thursday, 23 May 2024 at 4.00pm (AWST) (unless sold prior). Presenting an exquisitely refurbished two-bedroom residence radiating natural elegance, nestled within a charming enclave comprising only six units spread across a sprawling 1,118sqm corner plot offering lovely vistas of lush mature foliage, coupled with unbeatable convenience with nearby bus stops and the peaceful Swan River. Step into a haven featuring lofty ceilings, inviting hardwood floors, and a gourmet kitchen, accompanied by two generously proportioned bedrooms and a finely appointed bathroom. Situated within an intimate complex, it seamlessly accommodates a lifestyle of ease, presenting itself as an effortless lock-and-leave sanctuary or a serene haven to unwind after a busy day. Included with this residence is a covered parking space, offering functionality alongside a modest introduction to the desirable Applecross lifestyle. Enjoy leisurely walks to Lucky Bay, Wireless Hill Park, Tompkins Park, and the vibrant Riseley Street Precinct, boasting a diverse array of cafes, restaurants, boutiques, healthcare facilities, and essential conveniences. Nestled within the sought-after catchment zones of Applecross and Ardross Primary Schools, as well as the coveted Applecross Senior High School catchment zone, this charming apartment provides easy access to bus routes serving esteemed private schools South of the River, as well as the nearby Westfield Booragoon, Fremantle, and Perth City, ensuring a well-connected lifestyle for discerning residents.

**KEY FEATURES**--- Sunny and well-ventilated aspect, capturing natural light and refreshing breezes--- Top-floor position--- Modern kitchen with sleek finishes--- Open-plan layout--- Spacious master bedroom with built-in storage--- Versatile second bedroom, perfect for guests or a home office--- Stylish bathroom with high-quality fittings--- Reverse cycle air conditioning for optimal year-round comfort

**NEARBY**--- 170m Wireless Hill Park--- 450m Tompkins Park--- 490m Lucky Bay / Swan River--- 600m Riseley Street Precinct--- 950m Ardross Primary School--- 990m Shirley Strickland Reserve--- 1.1km Applecross Senior High School--- 1.5km Westfield Booragoon--- 1.6km Ardross Street Village--- 2.0km Applecross Primary School

**ZONING** R40 - Residential **BUILT** 1957; renovated

**UTILITIES** Water Rates: \$957 pa (approx.) Council Rates: \$1,599 pa (approx.) Strata Fees: \$595 pq (approx.) For more information, please contact: Frank Sanchez 0419 367 999 Michael Quirici 0402 085 533 Or email us at [sales@acerealty.com.au](mailto:sales@acerealty.com.au) Please note that the sellers reserve the right to sell the property at any stage prior to the set date and time of expiry.

**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.