

303/95 Waratah Avenue, Dalkeith, WA 6009



Apartment For Sale

Saturday, 13 April 2024

303/95 Waratah Avenue, Dalkeith, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Apartment



Peter Robertson
0427958929

UNDER OFFER

HOME OPEN CANCELLED - PROPERTY UNDER OFFER This is the sub-penthouse, north side, in the brand new Revue building, on Waratah Ave. This is arguably one of the very best positions and orientations in the building and the last opportunity to purchase a new apartment within the Revue Apartments. With double-glazed windows throughout, and nearly 3m ceilings, it takes advantage of the full through-the-building format, with east facing windows welcoming in the morning sun, the northern windows for midday sun, and west facing windows to welcome in the late afternoon sun. It is light, bright, airy, and truly superb. A balcony wraps around the northern and western side, with external shutters mounted on tracks down the western side to block the harshest of the afternoon sun on hot summer days. In the cooler months they can be folded and stacked away. The flooring in all the living areas is engineered timber, with carpets in the three bedrooms. The bench tops in the kitchen and bathrooms are all engineered stone, for a superb aesthetic combined with tough durability and resistance to marks and stains. There is a pop-up motorised power and USB point on the kitchen bench. All the lighting is LED, and all the doors onto the balcony are double-opening to give maximum versatility to how each room functions. Open plan across the kitchen, living and dining, all opening onto the wrap-around balcony with an electric BBQ alfresco space, water and power points. There is a dedicated laundry, and all the bedrooms have built-in robes. The main bedroom suite has a walk-through wardrobe. The ensuite has a generous shower, with rain head fitting and hand shower, twin vanities, and a W.C. The mirrors all have strip LED lighting and cabinet work with power points. The garaging is a double car bay in the secure undercroft garage. The garage is also home to a bike storage facility. The storeroom is in the apartment as opposed to down in the garage, which is much more convenient, secure and opens it up to a multitude of uses. The internal area of the apartment is 144sqm, with 60sqm of wrap around balcony, plus a 26sqm double parking space. That's a total of 204sqm of living and a total strata area of 230sqm. One of only 14 residential apartments, this is a bespoke, boutique building, offering a level of luxury you'd expect in the heart of Dalkeith, without the crowds you may find elsewhere. The ground floor of Revue is made up of three commercial spaces, with the residences on levels 1 - 4 above. The commercial space at the entry will likely be a coffee shop/cafe. A great meeting place for the residents. The garaging is in the large, secure undercroft, with a very wide, very easily navigated ramp and security gate. All of the parking is generous and side by side. There are no steps into the lift, which will take you all the way through the building from the basement, to the ground floor entry, and up through the building. This is in effect, single-level living, with no steps, in the heart of the Dalkeith Village precinct. Enjoy the convenience of the location with a great IGA supermarket, the Post Office, a chemist, doctors, physio, chiropractor, coffee shops and restaurant, all virtually on your doorstep. You have the option of public transport with a bus stop across the street. We have available upon request the full REVUE Brochure, the combined floor plates for the whole building, the agreement with the inaugural strata company, and the budget. We look forward to showing you through. Approx Rates: Proposed Strata Fees: \$1882.40 Rates & Water yet to be issued.