

**304/5 Davies Road, Claremont, WA 6010**



**Apartment For Sale**

Wednesday, 6 March 2024

304/5 Davies Road, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 171 m2**

**Type: Apartment**



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## Offers

SPECTACULAR OPPORTUNITY. Apartment 304 at Lucent Claremont is the first 3 bedroom apartment in this tightly held complex to come to market since the completion of the development. Lucent Claremont is an award-winning boutique complex of just 39 apartments. The striking façade introduces a stunning colour palette and luxury finishes which are continued throughout. Apartment 304 presents as if it is brand new and the layout, aspect and finishes are nothing but impressive. The tasteful selection of a subtle but sophisticated colour palette, along with carefully selected upgrades provides that extra touch of luxury to really set this home apart. By day the light streams in the full height, wall to wall double glazed windows. By night the ambience of the designer pendants, LED strip lighting and directional artwork lighting provides a sophisticated space to retreat. The outlook from the balcony is absolutely gorgeous, offering a sense of calm and private space but still set within a vibrant residential and local community. Lucent Claremont presents just the right amount of high-end residential facilities with spacious indoor and outdoor entertaining areas for residents and their guests to utilise. Features:

- Located on Level 3 with spacious balcony and a stunning outlook over the treetops of Lake Claremont
- The master and second bedroom both have balcony aspects and cleverly customised walk in robes
- Luxury bathrooms with double shower heads, heated towel ladders, LED strip lighting, ample storage, and the ensuite has the additional comforts of underfloor heating and a freestanding bath
- Engineered timber floorboards throughout the living area and master bedroom in a herringbone pattern
- 100% wool loop pile carpet in Bedroom 2 and Bedroom 3
- WFH space
- 100mm waterfall edge to island benchtop
- Miele pyrolytic oven
- Miele steam oven with microwave
- Miele 80cm induction cooktop
- Built-in Schweigen externally vented rangehood
- Fully integrated Fisher & Paykel French door fridge/freezer
- Fully integrated Miele dishwasher
- Miele condenser clothes dryer
- Miele washing machine
- Pull out pantry
- Motorised blinds
- Reverse cycle fully ducted air conditioning
- Residents Lounge with full kitchen, dining, and lounge seating
- Residents Terrace with BBQ and pizza oven overlooking Claremont Oval
- Communal herb garden
- Intercom security access
- Secure side by side basement car parking bays
- Storeroom
- Secure mail room

Location: This prime location in Claremont offers all the amenity you need. Retail offerings around the Claremont Oval precinct include El Cabro coffee, boutique Porters Liquor Store, and gourmet Foodies IGA. The Saturday morning Farmers' Market at Mount Claremont Primary School is not to be missed. Shop your favourite designer labels at Claremont Quarter and enjoy a cocktail at the newly refurbished Claremont Hotel. If you love Italian, then head to the local favourite Bellissimo or try out some of the best Japanese food in Perth at Izakaya Sumi. If you love an active lifestyle there is more than enough to choose from. Just a few options on your doorstep are Pace Pilates Studio, REVO Gym, the walking trails around Lake Claremont, Scotch College playing fields, heated pools at the Claremont Aquatic Centre, Lake Claremont Golf Course, and the Claremont Lawn Tennis Club. There is a myriad of other wellness offerings nearby and fantastic bike paths to take a ride to your favourite café. The best spots along the Swan River and Cottesloe Beach are just a short drive away. Claremont train station is just 400m away, making for an easy commute to Fremantle, the CBD and even Perth Airport. There is a wide selection of prestigious schools close by including Scotch College, Christchurch Grammar, Methodist Ladies College, Presbyterian Ladies College, John XXIII, Mount Claremont Primary, Moerlina and Quintilian. This luxury apartment in an enviable lifestyle location is an opportunity not to be missed. Come and live the Lucent lifestyle. For full details on this beautiful apartment contact the Celsius Sales Team, but be quick!

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Apartment size: ARCHITECTURAL Internal: 136 sqm Terrace: 35 sqm Car Bays: 26 sqm Store: 5 sqm STRATA Internal: 126 sqm Terrace: 31 sqm Car Bays: 26 sqm Store: 5 sqm Strata Levies: Administrative fund: \$1,054.35/qtr Reserve fund: \$223.65/qtr Residential fund: \$289.40/qtr Quarterly total: \$1,567.40