

319/1 Kyle Way, Claremont, WA 6010

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Apartment For Sale

Friday, 10 May 2024

319/1 Kyle Way, Claremont, WA 6010

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



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JUST LISTED

Introducing a contemporary one-bedroom apartment ideally suited for those seeking a low-maintenance 'walk to everything lifestyle' on the third floor of the esteemed "Grandstand North" complex by Mirvac. Nestled in the vibrant heart of Claremont this residence promises a blend of modern comfort with a charming northern view, lined with lush trees. The corner location places you squarely in the center of all local activities. The apartment features a well-lit open-plan living and dining area adjacent to the kitchen - a model of modern efficiency, highlighted by elegant stone countertops, stylish tiled splash backs, and a suite of integrated Smeg appliances, including a gas cooktop, oven, and dishwasher. The flow to the tiled, alfresco-style balcony is seamless, perfect for entertaining or quiet relaxation. The light-filled bedroom with mirrored built-in wardrobes enjoys direct balcony access. Across the hallway, the bathroom features full tiling, a sophisticated rain shower, vanity, and toilet. A discreetly hidden double-door European-style laundry utilises space creatively. Residents enjoy exclusive amenities such as direct access to the oval, a rooftop terrace with a firepit and barbecue facilities, and a lush atrium and courtyard. Security is prioritised with a gated single basement car bay, ample visitor parking, and a nearby lock-up storage room. The location is exceptional, with Claremont Quarter's world-class shopping and dining options, local cafes, the Claremont Aquatic Centre, Lake Claremont Golf Course, Claremont Tennis Club, and more just a short walk away. Iconic Swanbourne and Cottesloe beaches a short drive away. This is an opportunity to embrace the vibrant Claremont lifestyle.

APARTMENT FEATURES

- Carpeted bedroom
- Mirrored built-in wardrobes
- Fully tiled bathroom with rain shower
- High ceilings
- Feature down lighting
- Open plan living and dining area
- Integrated Smeg kitchen appliances
- Stone kitchen bench tops
- Tiled alfresco-style balcony
- European-style laundry
- Skirting boards
- Ducted reverse-cycle air conditioning
- A/V intercom system
- NBN internet connectivity

COMPLEX FACILITIES

- Secure "fob" and lift access
- Single basement car bay
- Lock-up storeroom
- Ample off-road parking for guests and visitors
- Rooftop terrace with firepit and barbecue facilities
- Lush green atrium and courtyard
- Direct access to the oval
- Complex CCTV security cameras

INFORMATION YOU WILL NEED

- Council Rates \$1,787.59 pa
- Water Rates \$ 1,164.47 pa
- Strata Fees \$730.80 pq

DIMENSIONS

- Internal 48 sqm
- Balcony 11 sqm
- Car bay 14 sqm
- Store room 4 sqm

For comprehensive details on this apartment, click on the Digital Brochure or call Jamie Harrington to arrange an inspection on 0413 009 962