

32/7 Davies Road, Claremont, WA 6010



Sold Apartment

Friday, 15 March 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Apartment



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\$755,000

Discover the epitome of contemporary living at 32/7 Davies Road, Claremont. This two-bedroom, one-bathroom apartment is nestled in the heart of Claremont and offers an unparalleled fusion of comfort and elegance. The Pocket isn't just a place to live - it's a lifestyle. Built in 2016 by one of Perth's premium property developers, the Georgiou Group, it offers high level finishes and high-quality fixtures and fittings throughout. It also won the prestigious Harold Krantz Award for Residential Architecture in 2017. This apartment has been owned by the same owners since completion. As you step inside the building, you'll access the apartment via the tranquil resident's gardens on level 3. This makes the apartment feel like a home, rather than accessing the property via an internal corridor. You'll be welcomed by an abundance of natural light flooding in through the expansive floor-to-ceiling windows, creating a warm and inviting atmosphere. Slide open the glass doors to a huge North facing balcony, perfect for relaxing or entertaining guests. The balcony overlooks Kyle Way and neighbouring houses, which is the most desirable outlook in the building. The kitchen boasts a neutral colour scheme and is equipped with high-quality Miele appliances throughout. It has ample storage, allowing the kitchen to appear neat and tidy. There is a spacious master bedroom, complete with a built-in robe and a second bedroom also with a built-in robe, linen press and access to the balcony. The bedrooms share a modern bathroom, featuring contemporary fixtures and a concealed European-style laundry, ensuring both style and practicality are effortlessly integrated. Enjoy the convenience of an allocated parking bay and secure storeroom directly accessible from the lift. The beautiful resident's gardens are the centrepiece to the complex and are the perfect quiet space to relax and entertain friends, extending your living space outside of your front door. These gardens have an access gate where you can walk down a small flight of stairs to the football oval and local amenities. This prestigious apartment offers a lifestyle of unparalleled convenience, with cafes, a gym, swimming pool and supermarket just an elevator ride away. Explore the beauty of Cottesloe and Swanbourne beaches, stroll along the river foreshore, or hop on a train to the vibrant city of Perth or the charming port city of Fremantle, all within minutes from your doorstep. Distances to (approx.):

- 13m to Claremont Pool
- 150m to Claremont Football Oval
- 150m to Revo Fitness
- 350m to IGA
- 290m to Lake Claremont & Golf Club
- 1.3km to Claremont Train Station
- 1km to Claremont Quarter

Features include:

- Two bedrooms with mirrored built-in robes
- One modern bathroom with European laundry
- Luxurious kitchen with Miele appliances
- Situated on the 3rd level, the same level as the resident's gardens
- Secure access to the apartment via the gardens (rather than entering through a corridor)
- Easy access to amenities through external gate (short walk to Claremont Pool, supermarket, Revo Fitness etc)
- Huge north facing balcony (overlooking Kyle Way)
- Secure car bay & storeroom
- Ducted reverse cycle air-conditioning throughout the property

Rates & Local Information: Strata Levies: \$1,096.25 per quarter (Admin = \$909.70 & Reserve = \$186.55) Water Rates: \$1,244.95 (2022/23) Town of Claremont Council Rates: \$1798.48 (2023/24) Zoning: Development Primary School Catchment: Freshwater Bay Primary School or Swanbourne Primary School Secondary School Catchments: Shenton College

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