

# 39/1 Sunlander Drive, Currambine, WA 6028

## Apartment For Sale

Friday, 1 December 2023

39/1 Sunlander Drive, Currambine, WA 6028

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nikki Kale

0433453414

## OFFERS

FIRST HOME OPEN SUNDAY 3RD FROM 12-12:30PM - AVAILABLE FOR PRIVATE INSPECTION Welcome to The Grange, where resort-style sophistication meets serenity and convenience. Here is your opportunity to secure this generously sized executive apartment with a sparkling pool that effortlessly blends contemporary style and functionality for a stress-free living experience. Best of all, this unit is vacant and ready to move in just in time for Christmas. Nestled on the top floor, this light and bright apartment features a spacious floor plan with high ceilings and sliding doors that open onto an extended balcony. Ideal for those seeking a low-maintenance lifestyle, this residence is rapidly gaining popularity as the top choice among buyers. Perfectly located in the heart of Currumbine, this well-designed unit offers a comfortable and convenient lifestyle with everything you need right on your doorstep. Property features include:- Master bedroom with an en-suite, large mirrored robes, and balcony access, creating a private and comfortable sanctuary.- Queen-sized bedroom featuring a private balcony and built-in wardrobe with sliding door mirrors, providing ample space and storage.- Spacious loft, versatile space adaptable for a guest bedroom, home office, or playroom, depending on your needs. - Large open-plan living and dining area is flooded with natural light, and the expansive sliding door access to the balcony creates an ideal space for relaxation.- Centrally located U-shaped kitchen, offering generous storage space, equipped with an under-counter oven, cooktop, built-in range hood, dishwasher, double sink, and a designated fridge area.- Spacious family bathroom, includes a shower over the bath, a vanity, and a convenient European-style laundry with ample space for a washer & dryer.- Study nook, perfect for a home office setup, allowing efficient work from the comfort of your home.- Split system air-conditioning in the living room and bedroom fans for extra comfort. - An allocated carport area plus extra visitor parking is available.- Situated in a secure apartment block, enjoy resort-style amenities, including a swimming pool, gym, and communal BBQ entertainment area, enriching your leisure and lifestyle experience. Fees and Charges: Strata Fees- Approx \$1,086.45 per quarter Water Rates- Approx \$178.18 every two months Council Rates- Approx \$1187.92 per annual The apartment's prime location is truly unbeatable, being close to all amenities and the train station, making commuting a breeze. This must-see home is ideal for downsizing, investment, and first-time home buyers. Don't miss the opportunity to make this extraordinary home your own. Call Nikki Kale on 0433 453 414 to book a private viewing before it's gone. Note: Digital staging used for illustrative purposes only. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.