

4/2 Wingfield Avenue, Crawley, WA 6009

DUET

Sold Apartment

Sunday, 13 August 2023

4/2 Wingfield Avenue, Crawley, WA 6009

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment

\$1,785,000

THE FEATURES YOU WILL LOVE Occupying its own floor of a small, prestigious building of just 7 apartments, this luxurious, refined apartment is very special. With private access from the lift straight into the apartment, incredible river views from most rooms, six balconies, ensuites for every bedroom, two spacious living areas, a beautiful kitchen, this is the perfect home for those seeking a sophisticated lock and leave abode. Highlights include light filled interiors, high ceilings, ducted reverse cycle airconditioning, freshly painted, new wool carpet, timber floorboards, new plantation shutters and bespoke curtains, generous storage, secure parking for two cars with direct access into the building and a beautiful swimming pool. **Note: NO PETS, NO AIRBNB**

THE LIFESTYLE YOU WILL LIVE Enjoy a leisurely stroll to river's edge or Kings Park, pick up groceries and a coffee at the Broadway or Hampden Road shopping strips, catch a bus to the CBD, Elizabeth Quay or UWA and soak up the wonderful lifestyle provided by this majestic apartment. The complex is well maintained, with manicured gardens, a recently refurbished swimming pool and plenty of visitor parking.

THE DETAILS YOU WILL NEED Council Rates: \$3,187.40 per annum Water Rates: \$1,949.10 per annum Strata Rates: \$4,956.05 per quarter (\$4,551.80 admin levy, \$404.25 reserve levy) Strata area: TOTAL = 310m². Internal (199m²) plus front balcony (25m²) + 4 additional balconies (15m², 13m², 11m², 9m²), + planter balcony (4m²), + basement store (4m²) + 2 car bays (30m²).