

**4/39 Mill Point Road, South Perth, WA 6151**

**Apartment For Sale**

Thursday, 13 June 2024

4/39 Mill Point Road, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 106 m2**

**Type: Apartment**



Alayna Templeman  
0431028432

## Offers in the \$700k's

Nestled in the vibrant heart of South Perth, where leafy canopies greet you at every turn, this stunning 3-bedroom, 2-bathroom apartment awaits your arrival. Perfectly positioned to capture the essence of urban living while offering a serene retreat, this east-facing gem epitomises modern comfort and convenience. Architecturally designed by the renowned David Hillam Architects, this boutique complex houses only seven exclusive apartments, with just two on each floor, ensuring privacy and a sense of community. The design is thoughtfully executed, featuring high ceilings, shadow line cornice to main living, full height tiling to bathrooms and a clever use of the floor plan to maximise space. Step inside to discover a generous, light-filled sanctuary meticulously crafted for your enjoyment. The open-plan living area invites you to unwind, offering a seamless flow between the living, dining, and kitchen spaces. Natural light floods the room, enhancing the warm and inviting ambiance. The sleek kitchen, equipped with stainless steel appliances, granite bench tops and ample storage, is ideal for meal preparation. Perfect for entertaining guests or enjoying a quiet evening in, this space is sure to inspire your culinary creativity. Have your choice of three private balconies, each offering a unique space to relax and enjoy the outdoors. Whether you prefer to sip your morning coffee, bask in the afternoon sun, or unwind with a glass of wine in the evening, you'll have the perfect spot to suit your mood. The three generously sized bedrooms provide the perfect retreat after a long day. Each room features plush carpeting, built-in wardrobes, and large windows. The master bedroom boasts a luxurious ensuite, complete with a rejuvenating spa bathtub where you can unwind and recharge at your leisure. Complete with two secure parking spaces, ducted air conditioning, Intercom for guest entry, and access to resort-style amenities including a pool and sauna, this apartment offers the perfect blend of luxury and lifestyle. Conveniently located close to an array of amenities, including cafes, restaurants, parks, and public transportation options, everything you need is right at your doorstep. Explore the local markets, take a leisurely stroll along the riverfront, or enjoy a night out at one of the many local restaurants and bars-the possibilities are endless. Don't miss your chance to make this South Perth sanctuary your own. Contact Alayna on 0431 028 432 to arrange an inspection and experience the epitome of modern urban living. Welcome home!

Features:

- Boutique complex with only 7 apartments
- Prime location
- Secure apartment complex with guest intercom
- Lift access to each floor
- 3 carpeted bedrooms
- 3 private balconies
- 2 bathrooms
- 2 secure car bays
- Store room
- Ducted reverse cycle A/C
- European laundry with built in cabinetry and trough
- Kitchen with granite bench tops, stainless steel appliances and dishwasher
- Spacious master suite with large balcony and ensuite
- Open plan kitchen, living and dining area
- Functional floor plan with large living spaces
- Low-maintenance living
- Complex facilities: pool and sauna
- Built 1999

Rates (approx): Strata - Admin: \$2,360 | Reserve: \$1,120 p.q Council Rates: \$2,637.51 p.a Water Rates: 1,355.59 p.a

Location:

- Mends Street Shopping and Restaurants - 750m
- South Perth Ferry Jetty - 900m
- Elizabeth Quay by Ferry - 2.0km
- Perth CBD - 4.5km
- Royal Perth Golf Club - 2.0km
- Windsor Park - 850m
- Sir James Mitchell Park - 2.4km
- South Perth Primary 2.1km
- Wesley College - 2.6km
- Crown Burswood - 6.0km
- Perth Airport - 17km

Plus much, much more.....

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.