

403/40 St Quentin Avenue, Claremont, WA 6010



Apartment For Sale

Saturday, 20 January 2024

403/40 St Quentin Avenue, Claremont, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: Apartment



Thomas Jefferson Wedge
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FRESH TO MARKET!!

Elevate Your Lifestyle in the Heart of Claremont: A Pinnacle of Luxury Living Awaits You! Indulge in the epitome of sophistication with this exquisite penthouse 3 x 2.5 apartment, strategically positioned in the heart of the Claremont's vibrant beat. Designed for the discerning, this residence isn't just a home; it's a testament to your life's success and a reflection of your refined taste.

Spectacular Space & Design: Spanning a generous 219m², this penthouse is warm and refined. The open-plan living area, with its floor-to-ceiling windows, bathes the space in natural light, offering panoramic views over Christchurch Claremont to Freshwater Bay - a daily reminder of your achievements.

Gourmet Kitchen: Culinary perfection awaits in the state-of-the-art kitchen, equipped with integrated Smeg appliances and sleek, modern finishes. Whether hosting a business dinner or a personal gathering, this space is designed to impress.

Lavish Bedrooms: Each of the three bedrooms is a retreat unto itself, offering plush comforts, ample space, and privacy. The master suite, with its spa-like en suite bathroom, is a sanctuary of luxury, promising restful nights and serene mornings.

Exclusive Amenities: As a resident, you'll enjoy access to a range of high-end amenities. A fully equipped gymnasium, indoor pool, and a private lounge are just a glimpse of the lifestyle that awaits you.

THE LOCALE Unparalleled Location: Nestled in the center of Claremont, this penthouse offers convenience at your fingertips. Elite dining, cultural hotspots, and shopping galore are mere moments away, ensuring you're always in the midst of action.

Sustainability & Smart Living: Embracing the future, this residence is outfitted with eco-friendly features and smart home technology, aligning with your values of responsibility and innovation. This isn't just a home; it's a symbol of your journey, a space that resonates with your aspirations and achievements. In this penthouse, you're not just living; you're thriving at the pinnacle of success.

Thomas' thoughts: "The Penthouse feels luxurious, and incredibly spacious, especially in the main living areas and outdoor patio. Buyers will love the amount of storage. The location can't be beat with all of the convenience and amenity the Quarter offers. There is so much to love here!"

Location (approx. distances): 70m Claremont Quarter 490m Claremont Station 520m Claremont Park 600m Scotch College 620m Freshwater Bay Primary School 300m Christ Church Grammar School 460m Methodist Ladies College 900m Lake Claremont 4km University of Western Australia 1.5km Mrs Herbert's Park

HOME HIGHLIGHTS: Top-floor luxury 3x2 Penthouse apartment in St Quentin's building Magnificent river view over historic Christ Church Steps from the Claremont Quarter and dining options Solid European oak flooring in internal living and traffic areas New Plush carpet to bedrooms Integrated Smeg cooking appliances, Integrated Smeg dishwasher Stone and marble surfaces throughout High Shadowline ceilings Extensive built-in cabinetry - plenty of storage Secure double parking Large storeroom Electric storage hot water system Ducted reverse-cycle air conditioning throughout Indoor pool, function room with a fully equipped kitchen, gym, and outdoor lounge with BBQ facilities

COSTS TO CONSIDER: Strata TOTAL: 4,201.11 p/q (approx.) Admin: \$ 3,085.30 p/q (approx.) Reserve: \$ 1,115.81 p/q (approx.) Town of Claremont rates: \$2,965.18 p/a 2023/2024 (approx.) Water rates: \$2,196.94 p/a 2022/2023 (approx.) Zoning: Town Centre Zone

DATA TO DIGEST: Strata Area: 219m² (approx.) Living Area: 161m² (approx.) Zoning: Town Centre Zone Primary School Catchment: Fresh Water Bay Primary Secondary School Catchments: Shenton College

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.