

**404/2 Tiger Way, Claremont, WA 6010**



**Apartment For Sale**

Wednesday, 10 April 2024

404/2 Tiger Way, Claremont, WA 6010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 88 m2**

**Type: Apartment**



Terry Lu

0410213027

## UNDER OFFER BY TERRY LU

END DATE SALE- ALL OFFERS WILL BE PRESENTED BY 25TH APRIL @ 4PM, UNLESS SOLD PRIOR If you ticked all below 8 Boxes, then you need to call Terry Lu on 0410 213 027 to place your offer before it is too late! 1. Spacious open plan living with luxurious, upgraded finishes throughout 2. Spectacular panoramic oval views from large entertainers' balcony 3. Two secure car bays, huge convenience to yourself, or your tenants 4. Vacant, ready to move in or lease out immediately after settlement 5. Gas cooking, separate laundry, high ceilings throughout 6. Premium apartment complex is immensely secure and private 7. Central and exceptional lifestyle in heart of Claremont 8. Shenton College catchment, also close to all sought after private schools

ADDITIONAL FEATURES: - 3rd Floor West facing 2018 built 'Reserve' apartment by Mirvac- Large 12sqm balcony with security flyscreen, panoramic oval view- Elegant kitchen with stone bench tops, breakfast bar, and quality cabinetry- Stainless steel Miele appliances- Integrated fridge/freezer- Miele 4 burner gas cook top- Both bedrooms have mirrored built in robes and quality window treatments- Full height tiling to ensuite and 2nd bathroom- Ducted reverse cycle air conditioning- Complex rooftop terrace and communal garden

SIZES & OUTGOINGS:- Internal 76sqm, Balcony 12sqm, Car Bays 28sqm, Store 6sqm; Total Area 122sqm- Council: \$2210/a, Water: \$1299/a, Strata Levies: \$1173/q (admin + reserve)

LOCATION: Positioned in a fantastic location amongst neighbouring million-dollar properties and close to shops and public transport. The area is well serviced with nearby amenities including:- Claremont Quarter shopping precinct with restaurants and cafes- Claremont Train Station- Claremont Showgrounds- Claremont Tigers clubhouse and facilities- Revo gym alongside clubhouse- Claremont Pool- Claremont Golf Course- Lake Claremont nature walk- The University of Western Australia- Cottesloe Beach- Cottesloe Golf Club

Close to sought after schools and private schools nearby include:- Scotch College- Christ Church Grammar School- Methodist Ladies' College- Presbyterian Ladies' College- John XXIII College- St. Thomas Primary School

DISCLAIMER: Computer generated virtual furniture has been used in this advertisement. All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates and subject to change without notice. Buyers are to rely on their own due diligence prior to purchasing.