

# 408/40 St Quentin Avenue, Claremont, WA 6010



## Apartment For Sale

Tuesday, 2 April 2024

408/40 St Quentin Avenue, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 122 m2**

**Type: Apartment**



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## From \$1.4 million

The team at Nourish Property are excited to show you this thoughtfully designed apartment offering security, comfort and an enviable lifestyle all wrapped up in an exclusive address. Walking into the apartment you are greeted by a stunning open-plan living area with timber floorboards and timeless neutral finishes. The luxurious kitchen boasts beautiful stone benchtops and splashback creating a seamless design pallet. Entertaining is a breeze with Smeg & Neff appliances, and a large servery window opening to the sheltered alfresco balcony with views to the top of the city skyline. The primary suite is strategically situated apart from the other bedrooms, affording the utmost privacy and offering access to its own balcony. The second bedroom resembles another master suite with full height built-in robes and a semi-ensuite. The third room located off the living area makes an ideal home office with a built-in desk and cabinetry or an additional bedroom.

Deluxe Features:

- Top floor apartment
- Spacious walk-in robe fitted with shelving and drawers
- Tastefully designed bathrooms with floor to ceiling Travertine tile and dual sinks
- Smeg stainless steel cooking appliances
- Neff built in coffee machine
- Zip water filtration system
- Balcony access from bedrooms 1&2
- Ducted Mitsubishi air conditioning
- Two dedicated secure parking bays and storeroom
- Resort style facilities with an indoor pool, gym and entertainment spaces

Located on the top floor of arguably Claremont's best apartment development this elegant property boasts sophistication and quality finishes throughout. Perfect for professionals, downsizers or those seeking a lock-up-and-leave home in the heart of Claremont. Total 179 m<sup>2</sup> 122m<sup>2</sup> internal 17m<sup>2</sup> & 4m<sup>2</sup> balconies 28m<sup>2</sup> parking 8m<sup>2</sup> store

Outgoings: Council approx. \$680.75 PQ Water approx. \$322.53 BM Strata approx. \$3,095.56 PQ (Admin \$2,273.38 & Reserve \$822.18)

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