

**409/22 Kearns Crescent, Ardross, WA 6153**



**Apartment For Sale**

Tuesday, 16 January 2024

409/22 Kearns Crescent, Ardross, WA 6153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Chadd Boucher



Charlie Clarke  
0406626527

## All Offers Presented

Indulge in the magic of every sunset with views over the Swan River from the vast balcony of this enchanting 2-bed, 2-bath haven. Let the retractable blinds create an intimate retreat, ensuring comfort throughout the seasons. Step into a world of seamless elegance as the open-plan design unfolds, connecting a spacious kitchen, living area, and terrace - an inviting sanctuary. The apartment is generous in proportions, with a beautifully appointed kitchen featuring two large island benches, additional wine racks and shelving, LED track-lighting, Miele appliances and extensive cabinetry for storage. The centerpiece of the living area is the striking built in TV cabinet that houses a state of the art fireplace and feature timber panelling. Storage abounds, from the dedicated storeroom that features a mezzanine level and full shelving, to the additional built-in cabinetry in the living room and both bedrooms. Discover surprises such as the mezzanine queen size bed in the second bedroom that sits cleverly above a study space- perfect for those who work from home. Custom built planter boxes on the balcony and within the apartment create a calming green oasis and include hydroponic lighting to produce fresh herbs year round. Other features include: • 2.7m high ceilings • Timber flooring in living area • Sleek reconstituted stone bench tops and designer splashback • Miele kitchen appliances including integrated dishwasher • Bose surround sound system • Full height windows and sliding doors • Ducted reverse cycle air conditioning • Secure undercover side-by-side car parking • Convenient central lift • Dedicated storeroom located right outside your front door • VERY LOW STRATA LEVIES Positioned amongst an exciting array of shops, café's, restaurants and bars, the striking Matheson on Kearns apartment building is undoubtedly a premier lifestyle address. You'll also enjoy easy access to the City and Fremantle via Canning Highway and be within minutes of the Swan River Foreshore, Westfield Booragoon, Hospitals, Murdoch University and a number of high ranked primary and secondary schools within the catchment area. Your dream home awaits! All Offers Presented Please call Chadd on 0433 043 437 or Charlie on 0406 626 527 for further details or to arrange an inspection.