

42/2 Burvill Drive, Floreat, WA 6014

THE PROPERTY PROJECT

Apartment For Sale

Wednesday, 24 April 2024

42/2 Burvill Drive, Floreat, WA 6014

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Carl Casilli
0421483939

All offers by 7th of May

Step into the embrace of luxury with this West-facing apartment, nestled in the heart of The Empire Perry Lakes development in Floreat. It's not just a home; it's an experience waiting to be felt. Enveloped within the prestigious Perry Lakes Estate, this sanctuary beckons those who yearn for the finer things in life. From the moment you set foot in this haven, you'll be captivated by its charm, its allure drawing you deeper into its embrace. Nestled amidst the lush greenery of Floreat, this residence stands as a testament to elegance and sophistication. Surrounded by opulent dwellings, verdant parks, and untouched nature, it offers a retreat like no other, a sanctuary away from the bustle of the world. Step outside and immerse yourself in the tranquillity of the landscaped gardens, meticulously crafted to harmonise with the natural beauty that surrounds them. Here, amidst the verdant foliage and serene lawns, you'll find solace, a place to unwind and rejuvenate your spirit. But it's not just the surroundings that will captivate you. Step inside, and you'll discover a world of luxury and comfort, where every detail has been meticulously curated to perfection. From the sleek Bamboozle floors to the full-height bathroom tiling, every inch of this residence exudes elegance and style. Indulge in the comforts of modern living with Grohe tapware, multi-spray setting showers, and a well-equipped kitchen boasting 900mm Smeg appliances. And with NBN, Pay-TV, and Free-to-Air TV at your fingertips, you'll always stay connected to the world around you. But it's not just about the amenities; it's about the lifestyle. Enjoy access to a private lounge, games room, gym, and barbecue area, where you can unwind and socialise with friends and neighbours. With a rental income of \$630 per week until the 8th of July, 2024, this isn't just a home; it's a savvy investment opportunity. Whether you're a discerning buyer searching for the perfect retreat or a savvy investor looking to grow your portfolio, this apartment strikes the perfect balance, offering both luxury and financial security in one exquisite package. Alternatively, the home can be sold with vacant possession. Outgoings: Council rates \$ 2,013.92 annually Water rates \$ 1,478.37 annually Strata fees \$ 1,289.32 quarterly

**** All offers are to be presented by 4pm on 7th May, the seller reserves the right to accept an offer prior **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.