

44/2 Burvill Drive, Floreat, WA 6014

Sold Apartment

Saturday, 11 November 2023



44/2 Burvill Drive, Floreat, WA 6014

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Contact agent

This impressive 2 bedroom 2 bathroom "Empire West" apartment defines quality modern living with an emphasis on both security and sophistication – all accentuated by a top location within the sought-after Perry Lakes precinct and just footsteps from lush parks, picturesque lakes and even Cup & Co for your daily brew. There is even ground-floor access to the old Commonwealth Games scoreboard tower for those wanting their own slice of history, with the iconic landmark having been cleverly converted into a common games room, lounge, barbecue area and upstairs gym for residents. And it's all bordered by manicured gardens, paths and walkways, only adding to the appeal. One of the stunning upgrades that the current owner has made since purchasing the apartment is a custom built-in study nook within the welcoming open-plan living, dining and kitchen area – also home to sleek stone bench tops, attractive glass splashbacks, double sinks, a dishwasher and high-end integrated electric range-hood, hotplate and oven appliances. Balcony access from here is rather seamless and reveals a huge covered alfresco-style balcony, with its own double-door external storeroom. The apartment is split into two separate bedroom wings – headlined by a commodious master suite with direct balcony access, separate "his and hers" built-in wardrobes and a private fully-tiled ensuite bathroom, comprising of a corner shower, toilet and a vanity basin. The second bedroom is also large and plays host to separate "his and hers" built-in robes, for good measure. A second fully-tiled semi-ensuite bathroom off the spare bedroom also features a showerhead over a bathtub, toilet and powder vanity, along with a cleverly-concealed double-door European-style laundry that makes the most of both the floor and wall space on offer. Downstairs, there is also a secure single car bay allocated to the apartment, making parking very easy indeed. This is a lifestyle that simply knows no bounds, with the beautiful Perry Lakes Reserve, animal exercise areas, fantastic children's playgrounds and bus stops all around the corner, the Bendat Basketball Centre and HBF Stadium just a short stroll away and an easy drive separating the boutique development from top local schools, Floreat Forum Shopping Centre, gorgeous Bold Park, the Perth CBD, bars and entertainment in Subiaco and trendy coastal restaurants at City Beach. The ultimate lock-up-and-leave package awaits – and it truly is a class above the rest! Other features include, but are not limited to:

- Lobby and lift access, up to the apartment
- Swipe/fob security access
- Upgraded Bamboo flooring throughout
- Split-system air-conditioning
- Storage cupboard off the entry
- Over-head and under-bench kitchen cupboard storage
- Microwave nook
- Upgraded storage shelf in the laundry area
- Upgraded Haiku ceiling fan
- Upgraded Luxaflex Duette blinds throughout
- Upgraded LED ceiling light fixtures throughout
- Full-height windows/sliders
- Mirrored robe sliders
- Stone bench tops
- Shadow-line ceiling cornices
- Skirting boards
- Nearby off-road parking bays for your guests and visitors to utilise

Points of interest:

- Cup & Co coffee shop (190m)
- Wembley Golf Course (3.1km)
- Floreat Forum (1.2km)
- Floreat beach (3.9km)
- HBF Stadium (1.1km)
- Perth CBD (6.8km)
- St John of God Hospital (3.7km)

Schools:

- Floreat Park Primary School (1.4km)
- Shenton College (3.0km)
- Newman College (3.1km)

Are you ready to #Experience Remarkable

ALL OFFERS PRESENTED 12th DECEMBER 2023 UNLESS SOLD PRIOR

Call Mathew St Guillaume on 0400 049 099