

46/2 Burvill Drive, Floreat, WA 6014

Sold Apartment

Wednesday, 24 January 2024

46/2 Burvill Drive, Floreat, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Apartment



Mathew St Guillaume
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Contact agent

This remarkable 2 bedroom 1 bathroom residence at "Empire West" epitomises contemporary living at its very finest, whilst prioritising both security and sophistication. Nestled in the highly-coveted Perry Lakes precinct, this superb apartment boasts a prime location just footsteps away from verdant parks, picturesque lakes and the inviting ambience of Cup & Co, where you can enjoy your daily brew. For those seeking a touch of history, ground-floor access to the former Commonwealth Games scoreboard tower provides a unique opportunity. Ingeniously transformed into a communal games room, lounge, barbecue area and an upstairs gym exclusively for residents, this iconic landmark adds a distinctive character to the property. The entire setting is surrounded by meticulously-manicured gardens, inviting paths and walkways, enhancing the overall allure of this sleek modern abode. Secure parking is an added bonus, as is a lock-up storeroom right by your front door. Inside, a large open-plan living, dining and kitchen area welcomes you with its sparkling stone bench tops, electric cooking appliances, stainless-steel dishwasher, water-filter tap, microwave nook and ample storage options, extending entertaining out on to a fabulous covered full-width alfresco-style balcony with splendid tree-lined views. A second private balcony with its own leafy vista can be found off the spacious master-bedroom suite, graced by built-in wardrobes. The adjacent fully-tiled bathroom virtually acts as an ensuite, comprising of a shower and powder vanity. The second bedroom – also with built-in robes – is generous in its own proportions and neighbours a decent powder room that reveals a cleverly-concealed European-style laundry, hidden behind double doors. A linen press next to here completes this excellent package. This dream lifestyle transcends limitations, surrounded by the enchanting Perry Lakes Reserve, designated areas for animal exercise, delightful children's playgrounds and conveniently-located bus stops, just around the corner. The Bendat Basketball Centre and HBF Stadium are within a short stroll, while a simple drive connects this boutique development to esteemed local schools, the vibrant Floreat Forum Shopping Centre, scenic Bold Park, the bustling Perth CBD, the lively bar and entertainment scene of Subiaco and the chic coastal restaurants at City Beach. An unparalleled lock-up-and-leave package beckons, offering a class above the rest in terms of style and substance! Other features include, but are not limited to:

- Lobby and lift access, up to the apartment
- Swipe/fob security access
- Gleaming wooden Bamboo floorboards
- Carpeted bedrooms – with mirrored sliders to their respective BIR's
- Split-system air-conditioning
- Stone bench tops
- Quality window treatments
- Skirting boards
- Internal hot-water system (laundry)
- Secure single car bay
- Nearby off-road parking bays for your guests and visitors to utilise

Call Mathew St Guillaume for more details, 0400 049 099 Are you ready to #experience remarkable