

**46/2 Milyarm Rise, Swanbourne, WA 6010**

**DUET**

**Sold House**

Sunday, 13 August 2023

46/2 Milyarm Rise, Swanbourne, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 174 m2**

**Type: House**



Jake Polce

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**\$1,100,000**

**THE FEATURES YOU WILL LOVE:**The ARIA development sets the standard in Perth luxury apartment living and this stunning ground floor apartment is your opportunity to secure one of the most sought after homes within the complex. Large spacious living areas flow seamlessly onto an enormous balcony and alfresco offering incredible views over the surrounds. Large bedrooms and contemporary styling offer you 5 star living in a 5 star environment. Stunning communal areas incorporating resort style living and pool areas providing the discerning buyer an unparalleled lifestyle.**THE LIFESTYLE YOU WILL LIVE:**Tucked away on a quiet cul de sac street in an enviable, elevated position this striking home boasts majestic scenic views and offers a wonderful low maintenance lifestyle. The surrounding nearby parkland is endless and includes stunning Lake Claremont Reserve and Cresswell Park with Cottesloe Golf Course also a short stroll away. Located within the Shenton College Catchment area, the private and public school options are endless and include Swanbourne Primary and Scotch College. Public transport is at your finger - tips, as is world class shopping at nearby Claremont Quarter, with pristine Swanbourne and Cottesloe beaches only a short drive away. **THE DETAILS YOU WILL NEED:**Council Rates: \$3,106.67 per annumWater Rates: \$1,828.40 per annumBuild Area: 174m<sup>2</sup> (inc balcony, store & car bays)Strata Levies: \$1,819.80 per qtr