

47/2 Milyarm Rise, Swanbourne, WA 6010



Apartment For Sale

Saturday, 2 March 2024

47/2 Milyarm Rise, Swanbourne, WA 6010

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Thomas Jefferson Wedge
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FRESH TO MARKET!!

The Quieter Side of Aria...Introducing the epitome of coastal sophistication - a breathtaking 2 bedroom, 1 bathroom sanctuary nestled in the heart of Swanbourne, within the acclaimed ARIA complex, directly across from the pristine greens of the Cottesloe Golf Club and minutes to the Indian Ocean. This gem is not merely an apartment; it's a ticket to an upgraded lifestyle for the savvy investor or discerning owner-occupier craving modernity, minimal upkeep, and an enviable coastal vibe. Found on the south side of the development far from the Alfred Road side, quietness is key feature of this apartment. The ARIA complex is not just award-winning by name but by nature, boasting amenities that redefine luxury living. Imagine yourself basking in the endless embrace of an infinity pool and spa, hosting unforgettable gatherings in the BBQ area, achieving your fitness goals in the gym, unwinding in the sauna, or entertaining larger parties in the communal kitchen and alfresco dining space. Your private, expansive balcony offers a versatile outdoor retreat, perfect for any occasion, with breathtaking views of bushland and treetops; perfect for finding your center as yourself in the morning and when you return at night. As they say, "there is no place like home." Inside, your senses are greeted by the sleek elegance of sparkling stone bench tops, modern and minimalist designed cabinetry, and top-of-the-line kitchen appliances, all coming together in an open-plan living and dining area designed for comfort and style, complete with a cozy study nook. The transition to your balcony is as smooth as silk, extending your living space into the great outdoors. A luxurious bathroom, featuring a stone vanity, toilet, and walk-in shower, complements the plush comfort of two carpeted bedrooms. Perched securely well above ground level overlooking green council reserve, this serene abode offers peace and privacy away from the hustle and bustle, complete with secure visitor parking, a personal car bay, and a spacious 4sqm lock-up storeroom for all your storage needs. But it's the location that truly sets this offering apart - a quiet corner spot a stone's throw from Swanbourne Beach, adjacent to Swanbourne Primary School, and moments from the buzz of Claremont Quarter. Add to this the proximity to elite schools like Methodist Ladies' College and Christ Church Grammar, easy public transport access, and the surrounding lush parks, and you have the ultimate definition of 'lock-up-and-leave' luxury. This isn't just a place to live; it's a lifestyle to be envied, a blend of convenience, luxury, and serenity that's rare to find. Welcome to your new coastal haven at ARIA - where every detail is designed for your utmost enjoyment and peace of mind.

FEATURES:- Secure access-Quality kitchen with double sinks and more-Open-plan living and dining area, with a study nook-12sqm entertaining balcony with a view-BIR to both bedrooms-Cleverly-concealed European-style laundry behind double doors-Ducted air-conditioning-App-based security system-Feature down lighting-Skirting boards-Storeroom (4m2)-One secure parking bay (13m2)-Visitor-parking and EV-charging available-Off-street parking bays nearby

LOT TOTAL: 101m2 Living: 72m2 Veranda: 12m2 Parking: 13m2 Storage: 4m2

STRATA: Admin: \$908.15 (approx.) Reserve: \$118.25 (approx.) Total: \$1026.40 p/q (approx.)

Rates & Local Information: Water Rates: \$1,566.86 (2022/23) City of Nedlands Council Rates: \$2,698.56 (2023/24) Zoning: R80 Primary School Catchment: Swanbourne Primary School Secondary School Catchments: Shenton College

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries