

57/2 Milyarm Rise, Swanbourne, WA 6010

@realty

Sold Unit

Friday, 1 September 2023

57/2 Milyarm Rise, Swanbourne, WA 6010

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Brian McKiernan

Contact agent

ARIA Apartments are in Demand! What is yours worth? Investors and first time buyers are seeking apartments - call to find out your NEW price today! Fab 1st Home / Classy Investment Luxurious 5 STAR Lifestyle! TENANT: Why Rent when you can Buy for Less? INVESTOR: Why not buy when rents are so high? LIFESTYLE: Living at "ARIA", one of Perth's premier addresses, is a whole other level! With the endless list on-site facilities, if you want to feel like you're permanently on holiday in a 5-star resort, call me asap! This stylish and immaculately renovated 1st home / investment property presents "as new" and is perfectly positioned for both work and play. LOCATION: • Swanbourne train station (1.8km), Perth CBD (9km), University of Western Australia (5.7km) • Claremont Quarter (2.7km), Swanbourne Beach (2.5km), Cottesloe Golf Club (500m), Lake Claremont (800m) • PLUS with all the on-site facilities you won't even need to venture outside when everything you want is already here including: gym, sauna, steam room, massage room, yoga room, infinity pool & BBQ area, plunge pool, cabana, internal private lounge area, internal private dining area with adjacent kitchen and temperature controlled wine cellar at your disposal that's ideal for hosting your next celebration with family & friends. POTENTIAL PURCHASERS: Are you looking for a renovated "as new" apartment at an affordable price for yourself to occupy or to give you a great rental return on your investment? Look no further! This high-end, no-maintenance apartment boasting top notch private RESORT STYLE facilities is the perfect acquisition for any of the following: • INVESTORS are you looking for a low maintenance secure investment with solid returns? Expect to earn from \$600+pw • FIRST HOME BUYERS are you looking for an affordable starter home where you can enjoy the luxury of an executive lifestyle and live close to the Ocean, parks and Perth CBD? You will pay REDUCED STAMP DUTY!!! • DOWNSIZERS looking for an affordable and secure apartment lifestyle close to shops, medical facilities, entertainment, plus the beach and park for afternoon strolls. THE FACTS: • 2016 build, 1st floor (lift access) apartment with north facing balcony for all day sunshine and abundant natural interior light. • Total property area = 88sqm • Freshly painted before going to market • Wooden floors newly sanded and sealed before going to market • New carpets in Bedroom before going to market • Impressive feature rich resort style luxury complex • One of Perth's best apartment addresses for lifestyle & convenience. This has it all! APARTMENT FEATURES YOU WILL LOVE: • The spacious open plan Living / Dining / Kitchen area enjoys abundant natural sunlight throughout the day and offers space to accommodate a lounge area plus separate study area plus a dining area with 4-seater table & chairs. When entertaining, it seamlessly extends out onto a Balcony big enough to enjoy sunny alfresco breakfasts or evening drinks. • Built-in dedicated Study area in Living • Stylish Kitchen boasting contrasting sleek white and oak cabinetry that provide extremely generous storage overhead and underneath the attractive stone benchtop; soft closing doors and drawers, quality Miele appliances (electric wall oven & microwave, induction cooktop with integrated rangehood, dishwasher) and easy to clean glass splashback. • King size Master Bedroom that also extends seamlessly out onto the balcony for morning alfresco summer breakfasts. In addition, the Bedroom boasts not one but TWO wardrobes: a double wardrobe with built-in shelves for folded items plus a HUGE separate walk-in robe with extra shelving and abundant hanging space for even the most extensive fashionista clothes collection; new carpet flooring and connections for a wall mounted entertainment system. • Luxurious semi-ensuite Bathroom with floor to ceiling quality tiling, spacious Shower, stone top Vanity, high-end tapware throughout & WC. • Separate Laundry facilities with a trough for hand washing built into the stone benchtop, Bosch washing machine and Electrolux dryer. • Mitsubishi Ducted Reverse cycle air conditioning (heating & cooling) • Attractive, hard wearing wooden floorboards in Living / Dining area • Shadow line ceiling cornices • LED downlights with dimming switches • Feature skirting boards • Intercom • Balcony with movable privacy shutters • Dedicated underground parking bay for 1 car • Private Store conveniently adjacent to your car bay for bikes & other toys EXTRAS IN THE BUILDING: • On site Manager • Lobby entrance • Secure building & lift access (fob required) • Secure and well-lit access to underground parking with extra 12 Visitor parking bays • The following comprise the EXTENSIVE COMMON AREA FACILITIES as separate areas: Gym, sauna, steam room, massage room, yoga room, infinity pool, plunge pool & adjacent BBQ area, cabana, internal lounge area, internal dining area with adjacent kitchen and temperature-controlled wine cellar. RATES: Council: \$2192 PA (approx) Water: \$1321 PA (approx) Strata: \$863 PQ (approx) (761/admin / 102 reserve) Disclaimer: The information provided here has been prepared with care, however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties are advised to make their own independent enquiries.