

**58/2 Milyarm Rise, Swanbourne, WA 6010**



**Sold Apartment**

Monday, 28 August 2023

58/2 Milyarm Rise, Swanbourne, WA 6010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 76 m2**

**Type: Apartment**

## Contact agent

Fab Investment Opportunity! Currently Tenanted @ \$800 p/w Please call Thomas Jefferson Wedge for details: 0416 657 300 This exquisite 2-bed, 2-bath haven embraces a coveted spot in the prestigious 'ARIA' by Blackburne development in Coastal Swanbourne, gazing across from the illustrious Cottesloe Golf Club. An investor's dream or a discerning homeowner's delight, it offers contemporary, hassle-free living amidst Swanbourne's coastal charm. Inside, the kitchen is a symphony of luxurious stone benchtops, modern cabinetry, and premium Miele appliances. Flow into the open-plan living-dining with cozy wood floors, complete with a versatile study nook. Seamless balcony access from two positions adds to the allure. The master suite boasts enchanting north-facing windows framing verdant bushland and the Cottesloe Golf Course. Balcony access from the master enhances the allure. Revel in the fully-tiled ensuite with a walk-in shower and elegant stone vanity. The second bedroom, graced with plush carpets and walkthrough robes is directly across from the second bathroom which boasts impeccable tiling, a stone vanity, toilet, walk-in shower and euro-laundry tucked away aesthetically. Your private north-facing balcony including the addition of a cafe blind for privacy or inclement weather creates a Scandi "hygge" atmosphere, accommodating meals and catchups while you savor panoramic bushland views toward the Cottesloe Golf Course. Nestled within the award-winning complex, indulge in opulent amenities - a glistening infinity pool, rejuvenating spa, captivating BBQ haven, invigorating gym, and serene sauna. Step into an entrancing lobby and an inviting communal kitchen-dining oasis, perfect for hosting grand gatherings. One of my favourite features? The walk-in cool room perfectly located for those Woolies, Coles or HelloFresh! deliveries that can come while you're not at home. ALSO: Aria is now EV compatible! - Tesla charging system available - Cost: \$0.3/KWh - Compatible with all EVs - Non-Teslas use Tesla app for activation and payment - Teslas plug in, billing automated - Third-party system, open to all, including visitors - No registration needed, separate from Aria building - 6 chargers total - Each charger delivers 11kw Ground level offers secure visitor parking, two tandem car bays, and a fantastic 4sqm storage room. Set at the cul-de-sac's edge, this captivating development is a brief stroll from Swanbourne Beach, adjacent to Swanbourne Primary School, and near the bustling Claremont Quarter. Minutes away, renowned private schools like Methodist Ladies' College and Christ Church Grammar beckon. Effortless public transport access, embraced by lush neighborhood parks - this is your quintessential 'lock-up-and-leave' sanctuary! - Secure access - Quality kitchen with double sinks and more - Open-plan living and dining area, with a study nook - 19 sqm (approx.) entertaining balcony with a view - WIR's and fully-tiled to both bedrooms - Cleverly-concealed European-style laundry behind double doors - Ducted air-conditioning - A/V intercom system - Feature down lighting - Cafe Blind on Balcony - Skirting boards - Storeroom - Two secure tandem parking bays - Visitor-parking options - Off-street visitor parking bays nearby Strata: Lot: 123m2 (approx) Living: 76m2 (approx) Levies: TBA Admin: TBA Reserve: TBA Council City of Nedlands: TBA Water: TBA Managed by Richardson Strata Have questions or to make an offer? Call Thomas Jefferson Wedge 0416 657 300