

**6/268 Stirling Highway, Claremont, WA 6010**



**Apartment For Sale**

Wednesday, 17 January 2024

6/268 Stirling Highway, Claremont, WA 6010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



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## OFFERS

A fantastic opportunity to secure an affordable apartment in Claremont! Vacant and ready to move into - available now. In an unbeatable location in the heart of the Western Suburbs, this fully renovated apartment offers a unique opportunity to own an apartment in a small, tightly held building (only 8 apartments in total). This is an ideal property for a first homeowner or investor alike, or it could be suited to those who can't find a rental or are attending UWA. This one bedroom, one bathroom apartment is in an immaculate condition and has been renovated to the highest standard. It boasts a huge master bedroom with built-in wardrobe, spacious bathroom with shower, own laundry fit with a washer and dryer, a spacious kitchen with stone bench tops and Bosch appliances, split system AC throughout and a secure garage for one car which can double up as storage. It also has a wide balcony with high quality by-fold doors, creating a sense of space and seamless indoor/outdoor living. Overall, the apartment building is very low maintenance with no common facilities and no lift, keeping strata levies and maintenance manageable. Location is key, and this apartment is perfectly situated within walking distance of Claremont Quarter and Claremont train station. Beyond the confines of the apartment, Claremont offers a mix of urban and natural attractions. The Swan River and some of Perth's beaches remain within a comfortable distance for those keen on outdoor activities. With bus and train stations close by, getting around is a breeze. UWA is only a short bus ride away, or you can venture into the city within (approximately) 15 minutes by car. Distances to (approx.): • 500m to Claremont Quarter • 450m to Claremont train station • 200m to Chemist • 210m to Bunnings • 4.1km to UWA • 1.9km to Taylor Road IGA • 1.8km to F45 Nedlands • 1.3km to Claremont Museum, playground, BBQs and river • 3.4km to Cottesloe Beach Features include: • Small complex with only 8 apartments • Renovated to the highest standard • Spacious bedroom • Open plan living and kitchen • Split system AC throughout • Laundry with washing machine and dryer • Seamless indoor/outdoor living • Secure garage • Low maintenance apartment building Rates & Local Information: Strata Levies: \$856.00 per quarter (Admin = \$749 & Reserve = \$107) Water Rates: \$1,072.43 (2022/23) Town of Claremont Rates: \$1638.67 (2023/24) Zoning: R80 Primary School Catchment: Freshwater Bay Primary 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.