

6/34 Cowle Street, West Perth, WA 6005

Apartment For Sale

Thursday, 8 February 2024

6/34 Cowle Street, West Perth, WA 6005

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ingrid Bradshaw
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Offers

Wow! This is instant attraction. You'll fall head over heels in love with this stylish urban sanctuary perfectly positioned in a leafy enclave between Fitzgerald and Charles Streets, offering the perfect blend of vibrant city living. You've got the best of everything – an elegant, stylish retreat with light filled open plan living and dining spilling effortlessly out to a year round covered entertaining terrace with a custom bar where you can watch magnificent sunsets and storms roll in over the city or enjoy a quiet drink a deux or with a crowd; a blissful haven in which you can relax, rest and restore, with good separation and privacy if guests are staying and an enviable inner city pad with easy access to all the city and surrounds has to offer... restaurants, bars, theatre, movies, concerts, art galleries, museums, beautiful local parks, sports, shopping. There's something for everyone, but only one 6/34 Cowle Street. THE HOME 2 bedroom 2 bathroom Kitchen Living / dining European style laundry 2 wc FEATURES Designed by award winning Giorgi Group Stunning, super stylish, modern top floor apartment in Dorrien Gardens with a spectacular city skyline panorama Entrance foyer Glorious light filled interiors in an elegant neutral palette, beautiful, engineered timber floors Fabulous stylish open plan living and dining with large double glazed picture windows / corner window extending to the superb city views, stunning bench seating under picture windows, dual sliding doors to large fully enclosed balcony overlooking the CBD, rooftops and treescape of West Perth Sleek modern white on white kitchen with ivory stone counters, feature black pendant lighting, stylish black double sink and tapware, electric cooktop, under bench oven, dishwasher, plenty of prep and storage space Generous master bedroom with wall of mirrored fitted robes, stacking doors to covered balcony terrace, split system reverse cycle air conditioning Stylish ensuite with stone topped double vanity, white cabinetry, corner shower, and wc Spacious second bedroom with mirrored built in robes, wall of open shelving / bookcases, split system reverse cycle air conditioning Second modern bathroom with stone topped single vanity, walk in shower, wc, concealed European style laundry with space for washer and dryer, storage and laundry trough Storage to hallway Ducted reverse cycle air conditioning Video intercom OUTSIDE FEATURES Large, covered, entertaining balcony / terrace with 2 sets of sliding doors from living and master bedroom Custom timber bar facing the fantastic city skyline vista Secure roller door storeroom to balcony PARKING Secure undercover parking allocated bay for 1 car Visitor parking LOCATION Central and walkable to everything! Premier location in the heart of West Perth, very close to West End Deli, vibrant Leederville, North Perth, Highgate, Mount Lawley and Northbridge restaurants, cafes, bars, theatres, art galleries and shopping. Beautiful local parks, cafes, bars, and pubs within walking distance. Easy access to the city, CAT buses, walking distance to Beatty Park Leisure Centre's pool and gym, Hyde Park and Robertson Tennis Centre. Walk score 86 – very walkable! SCHOOL CATCHMENTS North Perth Primary School Highgate Primary School Mount Lawley Senior High School TITLE DETAILS Lot 44 on Strata Plan 68725 Volume 2908 Folio 52 STRATA INFORMATION Internal area: 85 sq. metres Balconies: 11 sq. metres Storeroom: 3 sq. metres Carbay: 13 sq. metres Total area: 112 sq. metres ESTIMATED RENTAL RETURN \$650 - \$680 per week OUTGOINGSCity of Vincent: \$1,854.67 / annum 23/24 Water Corporation: \$1,295.69 / annum 23/24 Strata Levy: \$888.94 / quarter Reserve Levy: \$167.16 / quarter Total Strata Levies: \$1,056.10 / quarter Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.