

603/20 Guger Street, Claremont, WA 6010



Sold Apartment

Monday, 14 August 2023

603/20 Guger Street, Claremont, WA 6010

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Contact agent

This apartment sits directly above the world-class Claremont Quarter precinct and its myriad of shopping, cafes and fine-dining options that complement stunning panoramic tree-lined views over the majestic bushland that borders picturesque Lake Claremont. This impressive north-facing 2 bedroom 2 bathroom apartment is nestled high up with the birds on the sixth floor of the magnificent "Claremont Residences" complex and benefits from an enviable north-facing aspect, ensuring plenty of natural winter sunlight filters through during those colder mid-year months. There is secure access into the building within Claremont Quarter itself, as well as a hidden second laneway behind the local hotel's future beer garden at the rear. Residents are also granted exclusive use of the complex gym facility, a heated swimming pool, bathrooms and a fabulous poolside deck with both inland and city views - all on Level Five. On Level Four, there are also two secure under-cover side-by-side allocated parking bays and a lock-up storeroom for good measure - the latter only metres away from your cars. Internally, an open-plan living, dining and kitchen area makes an instant first impression through its ceiling fan, sparkling stone bench tops and splashback, additional built-in storage, double sinks, range hood, an integrated Miele fridge and freezer combination, a semi-integrated Miele dishwasher, integrated gas-cooktop, oven and microwave appliances of the same brand and full-height windows and doors that help frame the sweeping inland vista. From here, outdoor access to a private entertaining balcony is rather seamless, with a gas bayonet making it easy to have a barbecue. Both bedrooms are light, bright, large, have their own ceiling fans, boast mirrored built-in wardrobes and let you enjoy the outlook from the comfort of bed. The obvious pick of the two is the master suite with its separate "his and hers" robes and a fully-tiled ensuite bathroom - shower, separate bath, stone twin vanities, toilet and all. Next to the second bedroom, you will find a study nook with a built-in desk, storage and shelving. It really is a nice, quiet place to work and sits adjacent to the second bathroom - complete with a shower, toilet, stone vanity and a cleverly-concealed European-style laundry. What is virtually a "resort" lifestyle is accompanied by a dream location just footsteps from restaurants and coffee shops, walking distance away from Claremont Train Station, supermarkets and the Claremont Lawn Tennis Club, Claremont Golf Course and swimming pool and only minutes to the lake, river, Cottesloe Beach, exceptional educational and medical facilities, the Perth CBD, Fremantle and more. It really is a wonderful place to live!

FEATURES INCLUDE:- 2 bedrooms, 2 bathrooms and a study nook- Balcony with gas bayonet- Beautiful tree-lined panoramic views- Quality complex pool and gym facilities- Low-maintenance vinyl-laminate timber-look floors- Daikin ducted reverse-cycle air-conditioning system- Remote controlled fans in living room and bedrooms- A/V intercom system- Profile doors and feature skirting boards- Internal hot-water system- Complex CCTV security-camera system- Two secure car bays and storeroom- Pets allowed - Dogs over 7kg subject to strata approval

Outgoings (Approx): Council Rates: \$2,294.75 p/a Water Rates: \$1689.13 p/a Strata Fees: \$1,950.72 p/q

Disclaimer: The particulars of this listing has been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.