

**608/20 Guger Street, Claremont, WA 6010**



**Apartment For Sale**

Friday, 8 March 2024

608/20 Guger Street, Claremont, WA 6010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Andrew Gill  
0893868255

**From \$995,000**

Introducing this beautiful two-bedroom apartment nestled in the heart of Claremont, offering a luxurious lifestyle with unparalleled convenience. Situated on the sixth floor of the magnificent "Claremont Residences" complex, this impressive residence boasts views across Claremont and Freshwater Bay. With easy direct access to the world-class Claremont Quarter precinct with an array of cafes, restaurants, and boutiques, as well as public transport with Claremont Train Station and buses all on hand. Upon entering, you're greeted by a spacious open-plan living area adorned with full-height windows, allowing natural light to flood the space and framing sweeping views. The gourmet kitchen, complete with sparkling stone benchtops, Miele appliances, and ample storage, seamlessly integrates with the dining and living areas, creating the perfect space for entertaining. The apartment features two generously sized bedrooms, both with mirrored built-in wardrobes. The main bedroom boasts dual robes and a deluxe ensuite with a separate bath, stone twin vanities, and a fully-tiled shower. Adjacent to the second bedroom is a convenient study nook or library, ideal for remote work or study. Outside, a private balcony awaits, offering a tranquil retreat with a gas bayonet for effortless outdoor dining. Residents of the Claremont Residences enjoy exclusive access to the complex gym facility, heated swimming pool, and poolside deck with stunning inland and city views. Additional features of this exceptional residence include self-contained laundry, reverse cycle air conditioning, and intercom system. Two secure side by side car parking bays and a lock-up storeroom provide added convenience, while pets are welcome subject to strata approval. Located just moments from an array of cafes, restaurants, and boutiques, as well as Claremont Train Station and recreational facilities, this apartment offers the epitome of modern urban living. Whether you're enjoying a leisurely stroll along the river, a day at the beach, or exploring the vibrant city of Perth, this is truly a wonderful place to call home. Don't miss your opportunity to experience luxury living in the heart of Claremont. Contact Andrew today to arrange a private viewing. Water Rates: ~\$1,772 p.a. Council Rates ~\$2,441 p.a. Strata Rates: Admin \$3,042.79 p.qtr Reserve \$486.29 p.qtr Total \$3,529.08