

**7/296 Mill Point Road, South Perth, WA 6151**



**Apartment For Sale**

Tuesday, 14 May 2024

7/296 Mill Point Road, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 229 m2**

**Type: Apartment**



Steven Gough  
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## Offers From \$1,150,000

Welcome to your dream apartment in Southbank Apartments, South Perth! This spacious 3 bedroom, 2 bathroom residence situated within a twin-tower style apartment complex, boasts not one, but two balconies, plus amenities such as landscaped gardens, a picturesque swimming pool, a BBQ and alfresco area, a sauna and gymnasium as well as breath taking CITY VIEWS!!! The grand size of this apartment is something to behold, with a total space of 229m<sup>2</sup>, including 134m<sup>2</sup> of living area alone, along with a further 95m<sup>2</sup> of extra useable space. The large living and dining area is at the rear of the property which is perfect for entertaining, while the carpeted floors add a touch of comfort. This will lead you out onto 1 of your 2 balconies. But what a balcony!! Uninterrupted city views will light up the skyline with enough room to hold a Gala, let alone a luxurious dinner party with friends all while having that indoor/outdoor feel with the large rear sliding doors. The generous sized kitchen features stone benchtops, a 5 Burner gas stove with rangehood, large electric oven and double basin making meal preparation a breeze. Especially with your walk in pantry and huge fridge space. Retreat to the expansive ensuite after a long day, complete with a spa bath for ultimate relaxation and enough room for a king size bed. A huge double door walk in closet just adds to the class of this apartment that has more storage than most stand alone homes. From the entrance lies the 2nd and 3rd bedrooms along with mirrored built in robes. The 2nd balcony comes off the 2nd bedroom for you to enjoy your morning coffee overlooking beautiful South Perth. The main hallway also features 2 linen closets for plenty of storage plus the 2nd bathroom with shower and WC with plenty of cupboard space plus a laundry space, fit for a washer and dryer. Adding to the opulence, stay comfortable year-round with ducted reverse cycle air-conditioning fitted throughout the home. Enjoy access to amenities including a below ground swimming pool and spa for those morning laps, alfresco area complete with BBQ facilities and seating area and a fully equipped gym with sauna. With storage space, secure undercover parking for 2 cars, visitor parking and an intercom system, convenience is key. Situated just a short walk from the river, shops, cafes, and public transport, this lock-and-leave apartment offers the perfect lifestyle balance. And don't forget those city views!!!! With the Perth CBD only 10 minutes away, this is the epitome of urban living. Don't miss out on this incredible opportunity! Features include but not limited to:- 3 Generous Bedrooms- 2 Bathrooms- 2 Car Spaces- Walk In Closet in the Master- BIR's in the 2nd and 3rd Bedrooms- Ducted Reverse Cycle Air Conditioning- Ensuite with Spa Bath- Stone Benchtops in the Kitchen and Bathrooms- Laundry Space- Carpet Throughout with a Tiled Kitchen- Stainless Steel 5 Burner Gas Stove, Rangehood and Electric Oven- Huge Rear Balcony- Good Sized 2nd Balcony- Glorious Living and Dining Area- 2 x Linen Closets- Pool, Gym and Spa Facilities- Outdoor BBQ Area Building Details and Strata Fees:- Built 2005- \$2,747.30 Strata Fees Per Qtr Inc \$2,208.30 Admin and \$539 Reserve Fund- 229m<sup>2</sup> Total including 134m<sup>2</sup> Living, 44m<sup>2</sup> Rear Balcony, 11m<sup>2</sup> Front - - Balcony, 11m<sup>2</sup> Storage and 29m<sup>2</sup> Car Spaces So call me today for a private inspection, Steven Gough, on 0432 705 787, and take a look into your future apartment living!!