

**74/271 Selby Street, Churchlands, WA 6018**

**Harcourts**

**Sold House**

Monday, 14 August 2023

74/271 Selby Street, Churchlands, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 107 m<sup>2</sup>**

**Type: House**

## Contact agent

Step inside experience the joy of living in this sought after, charming and convenient 'Park Avenue' complex of highly sought-after location in Churchlands. This delightful home offers functionality, comfort, convenience and style, making it an ideal sanctuary. Inside this exceptional residence, offers an array of well-appointed features designed to elevate your living experience. The seamless, filled with natural light, open-plan living area allows for effortless entertaining and provides a warm and inviting atmosphere. Retreat to two generously sized bedrooms offering a peaceful sanctuary to recharge and rejuvenate after a long day. Equipped with built in robes and sharing a modern bathroom, these bedrooms offer both convenience and comfort. The high ceilings throughout add an extra sense of spaciousness and elegance, elevating the overall ambiance of the home. The gourmet kitchen will be an entertainer's delight, modern finishes with quality stainless steel appliances, elegant cabinetry, and ample counter space for culinary creations. Overlooking the spacious balcony provides a serene setting for relaxation and creating lasting memories with family and friends. Nestled in the desirable Churchlands area, this western suburbs resort style and low maintenance apartment offers easy access to excellent schools, Herdsman Lake, Grantham Park, Herdsman Market and Innaloo Shopping centre. Enjoy hassle-free commuting with nearby public transportation options and easy access to major roadways, making your daily journeys effortless. With its prime location Park Avenue will tick all the boxes! Features and highlights include but are not limited to: - High ceiling throughout - Practical open plan living - Reverse cycle air condition throughout - Modern kitchen and bathrooms - Massive private balcony - Strategically located close to all amenities - Within catchment area of Floreat Primary School & Churchlands High School. Complex features include: - Reaction space with swimming pool - Fully equipped gym - Outdoor dining area - Kitchen/BBQ area - Activity room/event room - Cost saving & future proofing sustainability features. Strata Fees: approx \$1,175.12p.q Council rates: approx \$1,487.78p.a Water rates: approx \$1,209.35p.a Do not miss this opportunity! Make this your no #1 on your viewing list. Contact Andi Ng today on 0479 035 552 for more information. Disclaimer: Harcourts Elite Agents endeavours to ensure all information in relation to zoning uses, block sizes and dimensions are current and correct, Buyers should undertake their own full due diligence and Harcourts Elite Agents makes no representation or warranty as to its currency or accuracy.