

**77/271 Selby Street, Churchlands, WA 6018**

**EDISON McGRATH**

**Apartment For Sale**

Wednesday, 12 June 2024

77/271 Selby Street, Churchlands, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers In The \$500,000's

The Opportunity: Set within the contemporary Park Avenue by Psaros complex, this two-bedroom, one-bathroom apartment offers low-maintenance living, security and style. Constructed in 2016, the complex adjoins Grantham Park and boasts resort-style amenities, including a swimming pool, BBQ area, fully equipped gym and there is even a favourite local Chinese restaurant downstairs. Positioned between Churchlands, Floreat and Wembley, you are surrounded by a plethora of amenities, including Herdsman Fresh, excellent local schools like Floreat Park Primary School as well as Perth CBD and Scarborough Beach being within a 15 minute drive. The apartment features a modern open-plan layout with Bamboo flooring extending to an undercover balcony. The kitchen is equipped with high-quality Bosch appliances, stone benchtops, and sleek cabinetry, designed with functionality in mind. The bedrooms feature built-in mirrored robes and the master bedroom has direct access to a semi-ensuite that doubles as a laundry, enhancing space efficiency. Additional comforts include ducted air-conditioning, ample storage options, and a secure car park with additional undercover visitor bays. The apartment's lock-and-leave appeal, coupled with the complex's security and beautifully landscaped surroundings, offers a stress-free lifestyle perfect for enjoying the nearby coastal and urban delights. Whether you're taking a morning jog around Herdsman Lake, grabbing some gourmet bites from Herdsman Fresh, dining at the one of the local favourites such as Monsterella or Mummucc Bar or entertaining on your private balcony – this residence promises quality living in a prime location.

The Features:

- Park Avenue by Psaros
- Built in 2016
- Open plan kitchen, living and dining to undercover tiled balcony
- Kitchen with stone benchtops, tiled splashback, overhead and under bench cabinetry
- 600mm Bosch electric cooktop, 600mm Bosch oven and Bosch dishwasher
- Balcony through large sliding door
- Bedroom 1 with access to semi-ensuite/laundry and sliding door mirrored robes
- Ensuite/laundry with dual entry, large shower, toilet and space for washing machine/dryer
- Bedroom 2 with sliding door mirrored robe and outlook to pool
- Reverse cycle ducted air-conditioning in master bedroom and living area
- Bamboo flooring with carpet in bedrooms
- Sliding door storage in living room and 7m<sup>2</sup> storeroom in carpark
- Parking bay in secure carpark with lots of undercover visitor bays
- Resort style swimming pool in common area
- Indoor communal room adjoining pool area with kitchen and fridge
- BBQ area
- Fully equipped gym
- Solar system

The Lifestyle:

- 39m<sup>2</sup> Bus Stop
- 300m<sup>2</sup> Grantham Park
- 500m<sup>2</sup> Herdsman Fresh
- 1.7km<sup>2</sup> Floreat Forum
- 1.8km<sup>2</sup> Floreat Park Primary School (catchment)
- 2.7km<sup>2</sup> Churchlands Senior High School (catchment)
- 2.7km<sup>2</sup> Freeway Entrance
- 4.2km<sup>2</sup> Train Station
- 5.2km<sup>2</sup> Floreat Beach

The Outgoings:

- Water Rates: \$1,167.80 per annum
- Council Rates: \$1,800.89 per annum
- Strata Admin Fees: \$913.00 per quarter
- Strata Reserve Fees: \$214.97 per quarter

Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au

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