

**79/271 Selby Street, Churchlands, WA 6018**

*MOUVE*

**Apartment For Sale**

Wednesday, 7 February 2024

79/271 Selby Street, Churchlands, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 99 m2**

**Type: Apartment**



Sarah Calautti

0437717177

**From \$799,000**

Revel in the spaciousness and privacy of this superb 3 bedroom, 2 bathroom apartment that has been designed around natural light and is ideally positioned in the corner of the 3rd floor of the ever sought after Park Avenue Apartments complex offering arguably some of the best complex facilities in the area! Impressive finishes include bamboo flooring, sparkling stone bench tops, European appliances, carpeted bedrooms, tiled bathrooms, quality window treatments, ducted reverse cycle air-conditioning and future-proof sustainability features in the complex including solar power, electric car charger and energy efficient lighting and appliances. The winter sun beams over the undercover wrap around north/east facing private balcony which is the perfect entertainer's oasis! Strategically situated in Perth's western suburbs, this prime location sits alongside the vast sporting and family oriented Grantham Selby Park, close to shopping precincts and cinemas. You're only a short drive or bus/train away from neighbouring suburbs; Innaloo, Subiaco, Leederville, Floreat, Wembley, City Beach and Perth CBD, offering you the opportunity for car-free commuting. In addition, Churchlands is the catchment area for the highly regarded Churchlands Senior High School and Floreat Park Primary School! It's your time to enjoy a vibrant lifestyle that is all about location here!

**ATTRIBUTES:**

- Secure 4-storey complex with Intercom access
- 3 bedrooms, 2 bathrooms, 2 side by side car bays plus storeroom
- Contemporary open-plan design
- Quality fixtures and fittings throughout
- Stylish kitchen with stone benchtops, European appliances, island bench, dishwasher
- Master bedroom includes a walk-in robe and ensuite bathroom
- 2nd and 3rd bedrooms include custom-fitted shelved mirrored built-in robes
- Combined 2nd bathroom/laundry
- Quality block out blinds throughout
- Separate linen cupboard
- NBN Connectivity
- Remote controlled secure parking area with allocated visitor bays
- Community garden
- Outstanding resort style facilities including heated pool, gym, outdoor bathrooms residents lounge, BBQ's, bike storage
- Sought-after Churchlands Senior high School and Floreat Primary catchment zone
- A perfect opportunity for downsizers, owner occupiers and investors alike

**KEY DETAILS:**

Council rates - Approx \$1953.66 per annum  
Water rates - Approx \$1,293.59 per annum  
Strata levies - Approx \$1877.62 per quarter (including admin and reserve)  
Internal area: 99sqm  
Balcony: 34sqm  
Store: 4sqm  
Car Bays: 26sqm  
Total area: 163sqm

Don't miss this extraordinary opportunity to secure this stunning residence. For further information contact Exclusive Selling Agents Sarah Calautti on 0437 717 177