

**8/146A Mill Point Rd, South Perth, WA 6151**



**Apartment For Sale**

Thursday, 9 November 2023

8/146A Mill Point Rd, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 4**

**Area: 89 m2**

**Type: Apartment**



Emma Milner  
0421213000

## CONTACT AGENT

Come home to sophisticated living spaces and breathtaking views at this magnificent penthouse apartment each day. The double storey residence plus rooftop terrace is one of South Perth's finest, featuring three bedrooms, four bathrooms and a complete luxury renovation designed by Moda Interiors. Located inside the boutique Madison Apartment complex on Mill Point Road, with only eight tenants and superb resident amenities, this sumptuous sky home will impress from the moment you arrive. The vistas improve with each level, capturing the leafy canopies of Perth Zoo and Kings Park, the CBD skyline, Langley Park and Swan River. The rooftop terrace includes a jaw-dropping panorama, including the Crown Resort and Casino complex, Optus Stadium, Perth Hills and down the river to capture the yacht clubs dotted along the Western suburbs foreshore.

**Entrance Level** Alight from the lift and enter via the custom-made solid Blackwood pivot door. The light-filled, open-plan living and dining space features beautiful unglazed ceramic tiles, which are present throughout the home. A teal-coloured feature wall adds texture and a pop of colour to the cool and contemporary palette. Electric roller blinds to the living and kitchen areas are a convenient addition for those times you crave a darkened space. A suite of Miele appliances includes an integrated dishwasher, oven and rangehood, and an Ilve gas cooktop completes the setting for optimal culinary enjoyment. Adjacent, the bathroom, laundry and separate WC have been reimaged with sleek porcelain wall and floor tiling. Under the staircase, you'll find the first of two new Rheem gas storage hot water systems.

**Second Level** Opulent accommodation is on the middle floor, where each bedroom enjoys sensational outlooks. Bedroom three includes a private Juliet balcony, built-in mirrored robes and a semi-ensuite bathroom, complete with twin basins recessed in polished granite and a frameless shower/bath combo. Bedroom two shares the sweeping mid-level balcony with the main bedroom suite and is presently set up as an office with built-in storage and custom-made Italian timber furniture. The primary suite is a sanctuary to soothe the senses, occupying the north-western corner of the building. From the impressive coffered ceiling and extensive robe space to the luxe floral wallpaper and indulgent spa bath with leafy views of the river and Kings Park, you'll appreciate this resort-style haven every day.

**Roof Terrace** Enjoy the captivating panorama from your exclusive rooftop terrace, where the best views in the house are on display. With a full bathroom, Vergola, shade sails, infra-red heater and a luxury outdoor kitchen with a roller door to protect it from the elements, this all-weather space is protected from southwest winds. Glass bi-fold stacking doors surround the lounge so you can entertain comfortably even in inclement conditions. Western red cedar wall panels and kitchen roof lining incorporate natural elements among the otherwise polished finishes. Located between Sir James Mitchell Park and the lush surrounds of Perth Zoo, Madison Apartments are superbly positioned for the best South Perth has to offer. Relish a riverside lifestyle desired by many but available to few, moments from high-end shopping and dining, stunning scenery and world-class amenities. Stroll to restaurants and bars on Mends Street, take the ferry across the river to Elizabeth Quay, or enjoy a few holes at the nearby Royal Perth Golf Club. Contact Emma Milner to view on 0421 231 000.

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.