

85/2 Milyarm Rise, Swanbourne, WA 6010



Sold Apartment

Friday, 25 August 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 134 m2

Type: Apartment

\$850,000

This stunning north- and northwest-facing 2-bedroom, 2-bathroom apartment rightfully claims its place within the spectacular 'ARIA' building, opposite the superb Cottesloe Golf Club. It is perfect for investors or astute owner-occupier buyers seeking modern, low-maintenance, and lifestyle-driven living in the heart of coastal Swanbourne. The award-winning complex itself enjoys the luxury of a shimmering infinity pool, spa, a barbecue area to impress your guests, a gym, sauna, an amazing lobby area, and a communal kitchen-come-dining alfresco space perfect for hosting larger parties or events. One of my favourite features? The walk-in cool room perfectly located for those Woolies, Coles or HelloFresh! deliveries that can come while you're not at home. Sparkling stone bench tops, sleek modern cabinetry, and quality integrated Miele appliances headline the kitchen, which leads to an open-plan living and dining area with wood floors for complete comfort. It hosts a study nook for good measure. Balcony access from here is seamless at two positions. The master bedroom features gorgeous north-facing picture windows overlooking lush bushland and Cottesloe Golf Course, with the addition of a west-facing clerestory window. The master has a fully-tiled ensuite complete with a walk-in shower and stone vanity beyond its walk-in robe. Also carpeted, the second bedroom with plantation shutters enjoys balcony access. The second bathroom is fully tiled with a stone vanity, toilet, and walk-in shower. At ground level, secure visitor parking and two tandem car bays allocated to the apartment are complemented by a terrific approx. 4sqm lock-up storeroom. Benefiting impressively from being positioned at the corner of the cul-de-sac, this awe-inspiring development is in close proximity from beautiful Swanbourne Beach, backing onto Swanbourne Primary School, close to the vibrant Claremont Quarter shopping precinct, minutes from the highly sought-after private schools of Methodist Ladies' College and Christ Church Grammar, easily accessible by public transport, and surrounded by an abundance of lush neighborhood parks. This is truly the definition of immaculate 'lock-up-and-leave' living! ALSO: ARIA IS NOW EV COMPATIBLE! - Tesla charging system available - Cost: \$0.3/KWh - Compatible with all EVs - Non-Teslas use Tesla app for activation and payment - Teslas plug in, billing automated - Third-party system, open to all, including visitors - No registration needed, separate from Aria building - 6 chargers total - Each charger delivers 11kw Features: - Secure access - Quality kitchen with double sinks and more - Open-plan living and dining area, with a study nook - 22 sqm (approx.) entertaining balcony with a view of the Cottesloe Golf Course - WIR's and fully-tiled to both bedrooms - Cleverly-concealed European-style laundry behind double doors - Ducted air-conditioning - A/V intercom system - Feature down lighting - New and stunning sheers - Skirting boards - Storeroom - Two secure tandem parking bays - Visitor-parking options