

**9/40 Portland Street, Nedlands, WA 6009**



**Apartment For Sale**

Thursday, 9 May 2024

9/40 Portland Street, Nedlands, WA 6009

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 103 m2**

**Type: Apartment**



Sam Lin

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## From \$868000

our low-density apartment project located at 40 Porland Street in Nedlands, Western Australia's affluent area. This project is uniquely situated within the catchment area of three renowned schools, offering 11 independent units. It presents an ideal residence with low management fees and a focus on green, energy-efficient living. Project Highlights:

1. Prime Location: Situated in Nedlands, Western Australia's affluent area, and adjacent to three prestigious schools, the project enjoys a superior location with convenient transportation.
2. Low-Density Design: With only 11 independent units, the project's low-density design ensures residents' privacy and comfort.
3. Low Management Fees: The project boasts minimal management fees, saving investors operational costs and enhancing return on investment.
4. Green, Energy-Efficient Living: Committed to creating environmentally friendly apartments, we employ the latest energy-saving technologies and green building materials, providing residents with a healthy and comfortable living environment. The project holds a 6-star NatHERS energy rating and features sensor-controlled lights in public areas to save energy costs for residents.
5. Premium Interior Finishes: Each unit is meticulously designed with a kitchen featuring appliances from the Italian brand SMEG, custom-made cabinets, and quartz stone benchtops. High-quality bathrooms feature full-height rectified wall tiles, offering residents modern and comfortable living spaces.
6. Quality School Catchment: Located within the catchment areas of prestigious schools such as Shenton College, UWA, and Hollywood Primary School, the project provides families with access to excellent educational resources, attracting professionals such as doctors, students, and school staff to reside here.

The project is a great ideal towards:

- Doctors and medical professionals from nearby hospitals, drawn by the project's advantageous location and convenient lifestyle.
- Students and school staff: The project appeals to students and school staff from three renowned schools who seek high-quality living environments, fulfilling their needs for comfort and convenience.