

9/8 Mounts Bay Road, Crawley, WA 6009



Apartment For Sale

Thursday, 4 April 2024

9/8 Mounts Bay Road, Crawley, WA 6009

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 173 m2

Type: Apartment



Tonia McNeilly
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RIVER VIEWS FOREVER

CYGNE is the epitome of a luxury small boutique complex with sweeping river views which include front and center the world famous Blue Boat House which greets you from your kitchen, living room, master bathroom and master bedroom. With only 14 apartments of which all are owner occupied your outstanding view of the river is at its widest point where yachts, rowers and fishermen use the stunning Matilda Bay. At Cygne, you are close enough to jog, cycle or stroll along the gentle banks of the Swan and bbq on the foreshore at Matilda Bay. Apartment 9 on Level 3 has been designed to incorporate magnificent entertainment balconies and expansive floor to ceiling glass, all wrapped around dramatic yet functional space planning. Security is paramount at Cygne. Individual lift entries featuring state of the art video security phones plus a double lock up private garage ensure your peace of mind. Offering a generous 243 m² of internal living space, including private balconies which provide both river, city and park views. 3m high windows provide views of the river from your open plan living complemented by a new dream kitchen equipped with beautiful white Caesar Stone benchtops, a full suite of Miele appliances including pyrolytic oven, combi steam and microwave, induction cook top, gas wok burner and 2 gas cooktops as well as Miele rangehood and dishwasher and Westinghouse plumbed fridge. A mix of Travertine and Spotted Gum hardwood floors runs from the private foyer to the outside balconies making for a streamlined aesthetic. 3 good sized bedrooms with 3 bathrooms, the master boasting the most luxurious bath overlooking the blue boat shed and views from your bed of the river. Security takes precedence at CYGNE, with individual lift entries featuring state-of-the-art video security phones and a double lock-up private garage, ensuring your peace of mind. Additional Features: Separate tv or reading room Soundproof windows and doors Gated entrance and 12 visitor car bays Video intercom, panic alarm and keyless entry Zoned reverse cycle ducted air conditioning Electric blinds Integrated C-Bus system for electronic blinds, and lighting. Secure laundry drying area. Ducted vacuum Audio/Video dual-level security access, keyless entry, and panic alarm functionality. A double lockup garage behind a common security roller door ensures both security and privacy. Large laundry with Miele washing machine and dryer opens to a drying courtyard which has excellent sunlight NBN connected Hot water is both storage, electric Whole of house water filtration system CYGNE's communal facilities are unparalleled, featuring a 30m heated salt water pool from October to April, with timber decking, a residents' common lounge/cabana with facilities, an executive fully equipped air-conditioned gym with views. "Lifestyle Is Where It Begins!" Experience it at CYGNE. This apartment is in as new condition and must be seen to be appreciated. Pets not allowed Strata fees include: Water usage (not annual service fees), Gas usage, Building insurance, Window cleaning, common areas and exterior of balustrading 2 x per year. Maintenance: Cleaning (3x week), lift, common areas, pool and grounds, all safety and compliance (lift, fire) Garbage area is attended by cleaners. The building has a 10-year plan for maintenance and in 2021 the entire exterior of the building was re-painted. Council Rates \$3187.40 pa Water Service Fees \$1906 pa Strata Fees \$4,934.21 pa This apartment is in as new condition and must be seen to be appreciated.