

119/2 Milyarm Rise, Swanbourne, WA, 6010



Apartment For Sale

Tuesday, 3 September 2024

119/2 Milyarm Rise, Swanbourne, WA, 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jayson Renouf

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Preliminary Notice: Luxury Elevated, End Apartment with Amazing views to the City beyond!

Presented by Jayson Renouf of Renouf Real Estate, Swanbourne's Top Selling Agent and Agency again in 2023/2024 following on from 2022/2023! Ideally situated at the eastern end of the third floor this outstanding apartment provides dramatic views to the East to the City and beyond from this generous size three-bedroom, two and half-bathroom apartment in Aria Luxury Apartments, Swanbourne. This elevated third floor, East facing, end apartment has effectively two walls of glass looking out to the City to the East and across the swimming pool and the gardens below. The interior of the apartment features timber flooring, Miele appliances which includes an integrated Refrigerator and Freezer pair, full height tiling to the wet areas, shadow line ceiling detailing, quality cabinetry with soft closing cupboards and drawers encapsulated in a carefully considered space that will both impress and reward. The apartment is one of the few that in the complex that feature a separate laundry facility which also houses the third toilet to serve as the powder room to the main living room. Don't miss the chance to inspect this stunning apartment and all the facilities offered by this stunning David Hillam Architect designed project as you are certain to be impressed. The apartment is complete with secure parking for two vehicles [side by side rather than end to end] with an adjoining storage area which provides convenience and amenity required for easy day to day living. The apartment features an open plan kitchen and living room and an adjoining balcony that is bathed in natural light with views making this space ideal for entertaining. A luxurious Master Bedroom opens onto the adjoining Balcony and provides dramatic views and includes a fully fitted out walk-in robe and an ensuite bathroom with dual vanity, an oversize shower recess and a Bath. A second Bedroom with walk-in robe, ensuite bathroom and private balcony and a third Bedroom with walk-in robe rounds out the accommodation. A separate laundry which also houses a third toilet services the main living area. Aria Luxury Apartments offers a luxurious sanctuary in one of Perth's most exclusive coastal suburbs. Designed for the discerning occupier every detail and specification has been executed to create the ultimate in apartment living. Without doubt this is the premier development located in the Western Suburbs and one that provides the feeling you get when you check in to a glamorous resort style hotel. The stunning grounds and the awe-inspiring luxurious appointments are right there for you to enjoy and be indulged. Entering the building is like crossing a threshold into a complete escape from the outside world. Now, imagine that feeling as your new life! With breathtaking architecture by Hillam Architects, a stunning concierge lobby, a resort-style pool, gymnasium, yoga room and a long list of other facilities Aria brings the feeling of a five-star resort to your very own private residence. Thoughtfully designed interiors feature clean lines, open plan living and exceptional finishes to result in a clearly contemporary living space that is the perfect urban apartment for the active suburbanite. Live the dream or lease the property out and enjoy an effortless entry into property investment in one of Perth's finest suburbs.

Please note we presently await professional photography and a floor plan which will be online shortly.

Location: The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne at the northern precinct of a new residential estate which was formerly the Swanbourne Senior High School. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club, Claremont Showground, Allen Park and the Lake Claremont Reserve. Approximate distances: Claremont Quarter 2.0km, Christchurch Grammar 2.5km, Scotch College 1.5km, Methodist Ladies College 2.5km, John XXIII College 2.0km, Cottesloe Private Golf Course 0.1km, Swanbourne Beach 2.0km, Cottesloe Beach 4.0km. N.B. All distances are approximate.

Property Particulars Local Authority: City of Nedlands, **Strata levies Quarterly:** Admin Fund \$2217.60 24/25, Reserve Fund \$288.75 24/25. *Please note that while best effort is made to ensure rates and outgoings are correct at time of listing, they are provided for reference only and may be subject to change. The Aria is now complete with a 6 station EV Tesla charging system. Compatible with all EVs as Non-Tesla's simply use the Tesla app for activation and payment. The system is open to everyone including visitors. Don't miss this rare opportunity to live life to the fullest, make your offer today!

For further information or to register your interest in this outstanding property contact the exclusive agent:

Jayson Renouf B.Bus

Renouf Real Estate

Swanbourne's Top Selling Agent and Agency again in 2022/2023!

"Selling Swanbourne"