

**2/61 Mount Street, West Perth, WA, 6005**



**Apartment For Sale**

Wednesday, 25 September 2024

2/61 Mount Street, West Perth, WA, 6005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **Timeless outlook. Articulate finish.**

Renowned for its exclusive West Perth address, the prized Mount St enclave is an extension of Perth's skyline. Steps to the CBD, the superb three-bedroom, two-bathroom apartment at 61 Mount Street is part of an elite collection of inner-city homes. Its position, flanked by the Swan River on one side and Kings Park on the other, places it in a league of its own. This is more than just an address; it's a compelling statement in refined urban living. Welcome home.

Crafted in 2004 its design smarts and uncompromising build quality are on display at every turn. Its bold limestone exterior and polished façade leverage its prestigious position. Opening directly into the home, the elevator transports you into your second level city fringe sanctuary. As the doors open, what's immediately apparent is a real sense of belonging. While its scale and fantastic natural light are impressive, what is so special here is that beyond its refined finishes lies a cherished family home. A large, north facing balcony on one side carries the sought after winter sunshine deep into two of the street-facing bedrooms. Both fully fitted with extensive wardrobe space and offering direct double door access to the balcony, they offer a private sanctuary set against the backdrop of the sublime tree-lined Mount Street. A third generous bedroom also has fully fitted robes, access to the semi ensuite bathroom and a prized river outlook from its window.

Passing from the bedrooms into the main living space, the eyes are drawn immediately to the curved entry walls and bespoke ceiling detail. Wrapped with abundant full height glazing and with an open plan living arrangement, the outlook is sensational. River and city views are captured from every angle and offer true connection to the outside world. The large dining and living spaces access the river facing balcony from two sides and are anchored by a stunning central kitchen. Highly functional, the stainless-steel bench top, dark timber cabinetry and glass splashbacks accent the incredibly user-friendly family hub. High end Gaggenau appliances including a gas and electric cooktop, integrated wall oven and microwave compliment the versatile work zone. The laundry extends off the kitchen and provides a full-sized linen cupboard, great bench space and ample cabinetry. The light colour palette contrasts the solid Blackbutt timber flooring underfoot. Extra height ceilings with extensive detailing and beautiful ambient light flow provide a sense of scale that is hard to ignore. As the sun dips below the horizon, the curtain falls on another magical day.

City lights flicker and the ancient trees of Kings Park stand as proud as they did hundreds of years ago. This is not just a home; it's a stage set against a backdrop of the Swan River's timeless beauty.

At a glance;

- Built in 2004, the building is home to only four, full level residences
- Three-bedroom, two-bathroom apartment that has direct internal lift access from the lobby
- Two secure, garaged car bays with easy access and extra height clearance on the ground level
- Finished with an incredible attention to detail and design flare
- Solid Blackbutt timber flooring, carpet, and tiled flooring
- Artistic 2.9m ceiling profiles with shadow line finishes
- Two generous bathrooms. One serves as the ensuite for two of the bedrooms and a large separate family bathroom. The family bathroom enjoys full height tiling, stone tops, a beautifully tiled roman bath, and large shower recess. The master bedroom ensuite is also finished impeccably with deluxe stone tops, quality full height tiling, large shower, and ample storage
- The kitchen includes clever storage options, wide open workspace, a large stainless steel double sink and countertop with an integrated Bosch dishwasher. An extensive, fitted walk-in pantry provides fantastic storage
- The laundry is located behind the kitchen and offers great workspace, storage, and ease of use
- Commercial grade doors with sashless integrated Aneeta windows open to the balcony offering security screens and openable glazing for cross ventilation
- LED lighting
- Timber lined outdoor ceiling finishes to front and rear balconies

- Clever outdoor reticulated plantation screening along eastern boundary
- Gas instantaneous hot water system
- Reverse cycle ducted air conditioning throughout
- Window treatments include a combination of blinds and sheers
- Multiple linen and storage cupboards
- New alarm
- Easily accessible 5m2 storeroom
- AV intercom to the front pedestrian gate
- Beautiful entry area with extensive limestone features, water fountain and clever landscape design
- Visitor parking bay
- Total Strata Area: 219sqm
- Internal Area: 184sqm (inc balconies)

The exclusive cul-de-sac moments to the city is renowned for its prized location. With superb walkability and the highly sought after Kings Park lifestyle on your doorstep, this is a polished urban residence that rubs shoulders with some of the finest inner-city apartments in Perth. Its scale, finish and delightful river and city views make this a truly sought after property acquisition. To discuss this exciting opportunity further contact Vivien Yap on 0433 258 818 or Adrian Loh on 0411 019 185.

Rates & Local Information:

Water Rates: \$2,341.92 (2023/24)

City of Perth Council Rates: (2024/25)

Zoning: R160

Heritage: Yes

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