

4/9 The Avenue, Crawley, WA, 6009



Apartment For Sale

Friday, 30 August 2024

4/9 The Avenue, Crawley, WA, 6009

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Peter Robertson

FULLY RENOVATED, BY THE RIVER

Conveniently located across the street from the riverside park, a short stroll to UWA, and beautifully presented in as-new condition, this is low maintenance living at its best.

North facing with abundant light and fresh air, this fully renovated, from front to back apartment, has three bedrooms all boasting new carpet, one bathroom plus a separate powder room, a fantastic new kitchen, a large covered terrace nestled among established trees, secure front parking, rear carport, and quality contemporary finishes. Move in now and simply enjoy with nothing left to do.

Ideally located on the first floor of an immaculately presented block of only six residences, come home to an open plan, bright and airy living/dining space with engineered timber flooring, split system AC, and charming plantation window shutters.

Adjoining is the beautiful kitchen boasting a superior fit out ideal for busy professionals or small families. Complete with top and bottom cabinetry, all-new stone bench tops and breakfast bar, Bosch appliances including a dishwasher, double sinks, and water filter, everything you need is at your fingertips.

An incredibly functional utilisation of the space here involves the addition of a spacious pantry, storage cabinet great for shoes and bags, and a 'hidden' laundry with tub, cleverly tucked in between the entry and kitchen. This can be closed off from the entry and kitchen with an internal sliding glass door.

Through the glass sliding doors from the living - as well as from a large kitchen window - everyone enjoys a terrace outlook, bringing the outside in and allowing summer breezes to filter from the river right through the entire apartment.

At the peaceful rear of the apartment, find two good-sized bedrooms, one with split system AC (a double room), the other with built-in robes, shelving and drawers. This room features two windows opening from north-west to south, again allowing a great flow of breeze in the warmer months.

A stylish contemporary redesign of the bathroom includes a stone vanity, mirrored cupboard storage, rain shower with second hand-held shower head, WC and sleek light fixtures. Families will love the fact there is a second, separate WC adjacent.

The king size main bedroom, where double built-in robes provide ample storage, and split system AC ensures year-round comfort, is a fantastic element.

Outside on the terrace, wind up or down with a quiet cup of coffee among the blooming spring flowers, or host an evening barbecue as the sun goes down. Walk along the sweep of grassy river foreshore across the road, take out the kayak on weekends, or nip around the corner to Steve's Hotel for a family dinner.

A carport for one vehicle is at the rear, as well as three internal visitor spaces at the front. Residents enjoy secure electronic entry for both cars and when on foot. Mature garden beds and established trees have been meticulously tended at the front, rear and side areas of this complex.

In essence, this is a brilliant opportunity in an area synonymous with quality of life and convenience, offering wise buyers move-in ready, self-contained, and ultra-low maintenance living, as well as a supremely rentable investment for the future.

Kids will love the less than 10-minute walk to Nedlands Primary School, with the cafés and variety of stores at Broadway Fair Shopping Centre equally as close. Sir Charles Gairdner Hospital is a 10-minute drive, and office workers in the Perth CBD can relax with a 15-minute commute at most. Of course, UWA and tranquil Matilda Bay are on your doorstep.

With this apartment, the hard work is done - and done well. To experience this fantastic property now, Contact Peter Robertson on 0427 958 929.

Features Include (but are not limited to):

- 3 bedrooms, 1 bathroom, 1 powder
- Recently renovated
- Large, private, covered terrace
- Carport parking/3 visitor spaces
- Split system AC
- New carpet in all bedrooms, engineered timber flooring
- Plantation shutters, big windows
- Contemporary kitchen with Bosch appliances, stone benchtops, water filter, breakfast bar
- Semi-separate laundry with huge storage, linen, tub (can be closed off)
- Built-in robes to 2 bedrooms
- Sliding glass doors to terrace
- Open plan living/dining

Location (approx. distances):

200m Pelican Point foreshore, riverside walks, playground, skate park

400m Bus stop on Fairway

600m Broadway Fair Shopping Centre

650m Nedlands Primary School

700m Matilda Bay Reserve

750m Royal Perth Yacht Club

1.0km UWA

2.5km Sir Charles Gairdner Hospital

4.0km CCGS

4.4km Shenton College

6.5km Perth CBD

Rates:

Council: \$1,825.00 PA

Water: \$1,263.42 PA

Strata: \$1,882.95 Per Qtr