

**441/1 Airlie Street, Claremont, WA, 6010**

**BELLCOURT.**

**Apartment For Sale**

Wednesday, 25 September 2024

441/1 Airlie Street, Claremont, WA, 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## When Only the Best Will Do!

Nestled in the heart of one of Perth's most coveted neighbourhoods, "The Grove Residences" presents this stunning and spacious 3 bedroom 2 bathroom apartment that epitomises modern luxury and resort-style living at the very same time.

Positioned gracefully on the fourth floor, this brand-new gem from Blackburne offers an unparalleled blend of sophistication and convenience, making it the perfect sanctuary for those who demand nothing but the best. Step into a world of elegance through the impressive Oceanside Lobby within the Brighton precinct of the development, where secure access leads you to your new abode.

Here, urban chic meets natural serenity in a seamless fusion of comfort and tranquillity.

"The Grove Residences" stands proudly on one of the suburb's tranquil, tree-lined streets, just a leisurely stroll from an array of vibrant cafés, trendy bars, gourmet restaurants and boutique shops.

With the Peppermint Grove, Claremont and Cottesloe town centres all within arm's reach, you're ideally situated to savour the best of each locale. Perched high on the hill where the iconic Brighton Hotel once served weary travellers, your new home offers a connection to the area's storied past.

Inside, the apartment boasts a sleek, architectural design that floods the space with natural light and frames breathtaking views of lush greenery and the impressive communal areas below. There is built-in custom entry storage and a separate laundry as soon as you step foot through the front door, whilst a study nook with a built-in desk is simply an added bonus to the floor plan.

The light and bright central hub of an open-plan kitchen, dining and living area is where most of your casual time will be spent, embracing an integrated fridge/freezer combination, sleek bench tops and splashbacks, exceptional integrated Miele appliances – including a ceramic hotplate and double ovens, double sinks, an appliance nook, breakfast bar and more. Full-height windows and sliders link the living space to a magnificent covered alfresco-style entertaining balcony that is massive in size, protected from the elements and allows those sensual sea breezes to filter in and cool things down as the weather begins to well and truly heat up.

Both carpeted spare bedrooms have their own mirrored built-in wardrobes and pleasant window aspects to wake up to – serviced by a sublime fully-tiled main bathroom with a shower, twin-vanity basins and a toilet. Also carpeted – and on the other side of the practical layout – is the larger master suite, enjoying balcony access, its own built-in robes and a sumptuous fully-tiled ensuite, comprising of a shower, free-standing bathtub, twin "his and hers" vanities and a separate toilet.

The complex itself is a marvel of modern living, featuring an array of world-class amenities that will leave you spellbound. Enjoy a cocktail in the sophisticated lounge, catch a film or challenge friends in the media and games rooms, or dine privately in the exclusive dining room.

With a provedore, café, kids' club and residents' workshop, every need is catered to. The residents' garden and discovery garden add a touch of nature's beauty, while the sensational rooftop area offers panoramic river and ocean vistas that are nothing short of awe-inspiring.

The shimmering heated swimming pool, framed by stylish dining and lounge areas, promises to be the summer hotspot. Further enhancing your lifestyle, the complex includes a sauna, steam room, fitness centre, thermal bathhouse, bocce court and golf simulator. Health and assisted-living services, a concierge and a butler ensure that every aspect of your well-being is more than just taken care of. All this luxury is set against a backdrop of lush, landscaped parklands, for good measure.

Perched between the river and the sea, "The Grove" is a masterpiece of unique character and flawlessness. Enjoy an

effortless bike ride to the stunning Cottesloe Beach or a serene paddle at Freshwater Bay.

World-class shopping at Claremont Quarter is just a stone's throw away, while the picturesque Swan River and top public and private schools are conveniently close. In this extraordinary apartment, excellence isn't just a promise – it's a way of life!

Other features include, but are not limited to;

Secure building and lobby access – with a lift leading down to the basement carpark level

High ceilings

Engineered wooden floorboards

Quality bench tops throughout

Daikin ducted reverse-cycle air-conditioning system

Shadow-line ceiling cornices

LED lighting

Skirting boards

Intercom system

Two secure parking bays downstairs

Storeroom

Multiple visitor-parking bays

Designated motorcycle parking bays

Nearby off-road parking bays for visitors to utilise

Designed by award-winning architects MJA Studio and internationally-renowned landscapers, Aspect Studio

Total Strata Area: 194sqm

Internal Area: 133sqm

External Area: 61sqm

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