

9/63A Second Avenue, Mount Lawley, WA 6050



Apartment For Sale

Sunday, 23 June 2024

9/63A Second Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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From Low \$700,000's

Space is luxury... light is luxury... convenience is luxury, and this executive apartment offers these in abundance. Certainly not your standard apartment, totaling a Lot area of 142m² approx, this sophisticated residence is uniquely spread over two generous levels and offers 2 bedrooms, 2 bathrooms, 2 car parking bays, balcony and private entry courtyard. Situated in a very stylish award-winning boutique mixed-use complex and often best described as being iconic to the local area. Positioned on the corner of Beaufort Street and Second Avenue, it's perfectly located close to an array of local eateries, shopping and conveniences. Upon entering, you are greeted by a substantial foyer entry with distinguished staircase and voided ceiling - leaving your mind curious as to what lies beyond and reminding you that this dwelling is in no way typical. Experience a harmonious blend of contemporary style and modern convenience, with a spacious open-concept design that has been curated with sophistication and luxury in mind - boasting, stunning hardwood floor and sleek architectural lines with soaring high voided ceiling that draws your eyes up to the windows above, exuding natural light and elevating the space immensely. Embrace your culinary aspirations in the gourmet kitchen, featuring plenty of storage, generous stone bench, stainless steel appliances - including built-in microwave and dishwasher, as well as a very useful breakfast bar. Showcasing a West facing balcony that seamlessly extends the elegance and comfort of your luxurious living area, through double sliding doors and featuring a louvered ceiling - this is an incredible space for you to savour your morning coffee while soaking up the outdoor air or simply enjoy hosting intimate gatherings with loved ones in the evening, as the sun sets ahead. The accommodation comprises of the first bedroom being on level one - a serene retreat offering walk-in robe and access to the semi-ensuite bathroom, while the second bedroom located on the second level is elegant and provides a built-in robe, ensuite bathroom, gorgeous raked ceiling and automated windows that can be opened/closed by the flick of a switch - reiterating that this apartment is one of a kind. There is a European style laundry tucked away behind closed doors in the passageway, among ample storage/linen cupboards. Additionally, there are some other great features to get excited about; being your very own entry courtyard to welcome your guests or to dry your clothes, intercom system, secure undercover parking for two cars (tandem), sizable storeroom and a lift in the common areas to make access to your apartment easy. This truly is the perfect home for discerning individuals or couples seeking a luxurious lifestyle and ideal for anyone looking to commute easily to the city for work or play. The vibrant location is super convenient, being directly across from 2nd Ave Plaza with The Good Grocery IGA, as well as Secondeli Café opposite and Vintage Cellars below. What more could you need? Specifications include:- Open plan living/meals & kitchen with voided ceiling- Reverse cycle air-conditioning units throughout- Spacious tiled balcony & drying courtyard- 2 generous bedrooms with wardrobes- 2 sleek bathrooms & European laundry- High ceilings to living area, entry & upstairs bedroom- 2 undercover car bay & storeroom Size details:- Internal area of 94m²- Storeroom of 4m²- Balcony of 12m²- Courtyard of 6m²- Car bays of 26m² TOTAL - 142m² (approx) Location highlights:- 50m (approx) to 2nd Ave Plaza- 70m (approx) to the nearest bus stop- 850m (approx) to Astor Theatre- 1km (approx) to the heart of Mt Lawley cafes/restaurants & shopping- 1.3km (approx) to Forrest Park- 1.1km (approx) to Mount Lawley Train Station- 2.1km (approx) to Swan River- 2.2km (approx) to HBF Park- 3km (approx) to the Perth CBD Service rates:- Council Rates: \$1,710.09 p/a (approx)- Water Rates: \$1,274.40 p/a (approx)- Strata Levies: \$1,054.10 p/qtr (Admin Levy \$706.35 + Reserve Levy \$127.50 + Lift & Garage Door Levy \$220.25) Don't miss the opportunity to make this stunning property your own. Enquire today.* Information Disclaimer: This information has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information provided. Enable Real Estate provides this information without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this information is at the client's own risk. Enable Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this information by a client.