

201/181 Central Avenue, Mount Lawley, WA, 6050



Townhouse For Sale

Sunday, 8 September 2024

201/181 Central Avenue, Mount Lawley, WA, 6050

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Luxury in every detail

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 17th September at 5pm unless sold prior.

In collaboration with MJA Studio, renowned Perth developer, Willing Property has created a modern, contemporary masterpiece where form meets function at every turn, offering a refined apartment living experience like no other. With nothing left to do, young professionals, downsizers, and investors alike will relish the ease and elegance of owning a piece of one of Mount Lawley's most prestigious lifestyle complexes.

An architecturally designed boutique building of 15 luxurious residences and 7 artisan retailers, life at Clifton & Central is a fusion of community connection and stylish serenity. Located at the rear of the complex on the second floor, this apartment offers both privacy and tranquillity, overlooking Clifton Crescent and the evergreen treetops of Mount Lawley.

Sun-soaked and sophisticated, it is the true definition of upscale urban living. Oak herringbone timber flooring, curved edges, and shadow line cornices have been thoughtfully integrated into an expansive open-plan design with soaring double-height ceilings and highlight windows throughout. At the centre, the designer kitchen is not only functional, it is a statement of style, with a curved island bench carved of engineered stone and rustic concrete blocks. Seamless flow cleverly merges indoor and outdoor living, with an expansive balcony with a louvre roof system providing an inviting extension of space.

All bedrooms have been generously appointed with mirrored built-in robes and luxe wool loop-pile carpets. The master bedroom located on the second floor boasts privacy and comfort, with a vast semi ensuite and private balcony to retreat to. Calming grey tones and kit kat tiles have been used to achieve a spa-like ambience, with a double-width shower, double vanities and an oversized bath to look forward to every day. The main bathroom matches its opulent design with stone benchtops, a waterfall shower head and black tapware.

Imagine enjoying all the conveniences your urban lifestyle could wish for at the same address. Some of the specialty shops downstairs include Rose & Blade Barbers, Bar Vino, Willing Coffee, and a yoga studio. Meanwhile, The Good Grocer IGA and Goodlife Health Club are a 5 minutes' walk away, and a conveniently located bus stop will take you right to the heart of Mount Lawley and beyond.

Features include:

- 3-bedroom, 2-bathroom apartment with 2 dedicated car bays.
- Luxurious kitchen with engineered Caesarstone benchtops, quality soft-close cabinetry, a Miele induction cooktop, oven and in-built microwave, recessed rangehood, integrated Fisher & Paykel fridge, and an integrated Miele dishwasher.
- Soaring ceilings reaching 7.8 metres at the highest point with floor-to-ceiling windows and soft linen sheers.
- Well-proportioned west-facing balcony with louvre roof alfresco and power access.
- Well-appointed bedrooms, two with balcony access, featuring mirrored built-in robes, mounted TVs (available for inclusion in the sale), and lush wool loop-pile carpets.
- An oversized shower with floor-to-ceiling wall tiles, a large vanity with luxe engineered stone benchtops and a decadent bowl basin.
- Concealed European laundry, with powder rooms conveniently located on both floors.
- The master bedroom boasts an expansive walk-in robe, striking high feature ceiling and a private balcony with treetop vistas.
- A roomy semi ensuite with kit kat feature tiles, a deep bath, double vanities, finished with calming grey tones and Villeroy & Boch black tapware.
- A spacious internal storeroom with a pocket sliding door, perfect for a wine cellar and daily storage needs.
- Intercom system with digital touchpad.
- Reverse cycle ducted air conditioning throughout.
- Fitted with an exclusive gas hot water system concealed in the storeroom.

- A secure complex with CCTV and solar powered common areas.
- A dog washing facility for resident use.
- Positioned within the sought-after catchment areas of Mount Lawley Primary School and Mount Lawley Senior High School.
- Water rates - \$1,393.79pa
- Council rates - \$1,942.20pa
- Strata fees- \$1,705.90pq

If you're ready to indulge in a life of limitless luxury, get in touch with Chris Pham on 0448 777 511 or at chris.pham@belleproperty.com to learn more.