

**213/2 Hortus Way, Jolimont, WA, 6014**

**Apartment For Sale**

Friday, 15 November 2024

213/2 Hortus Way, Jolimont, WA, 6014

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Parkside perfection!**

Embrace an invigorating, active lifestyle here at “Florin Parkside”, where wellness and relaxation are woven into everyday living. The recently completed and commanding corner complex overlooks the sprawling green fields of Henderson Park, right next door to the stunning lakeside Mabel Talbot Park for a flawless extension of Mother Nature. This brand new one bedroom apartment on level two defines low maintenance modern quality and allows you to start your day with an energising session at the residents' gym downstairs.

Nearby, you will discover arbours nestled in lush greenery, perfect for barbecues with friends and shared laughter. Unwind in the private lounge that flows effortlessly to other outdoor spaces, creating a serene escape from the rest of the world. Even your four legged companions get the royal treatment with dedicated pet wash facilities, ensuring they enjoy post walk pampering as much as you do.

### **THE HOME**

1 bedroom

1 bathroom

Kitchen / dining / living

Study nook

European laundry

Balcony

1 wc

Brand new complex by Erben, completed in 2024

### **FEATURES**

Gated entry into the complex

Secure fob access

Lift access, taking you right next to the front door of the apartment

Full height glazing and ceilings

Engineered timber floorboards

Open plan kitchen, dining and living area with a ceiling fan and a study nook, comprising of a built in desk, a custom shelf and over head storage cupboards

Sleek stone kitchen bench tops, alongside stylish pendant light fittings, breakfast bar, double sink and quality Swiss made V-Zug ceramic cooktop, under bench oven and integrated dishwasher appliances

Large carpeted bedroom with ceiling fan and fitted “his and hers” walk in wardrobe, adjacent to the bathroom

Fully tiled and well appointed bathroom with a rain / hose shower, stone vanity, under bench storage, mirrored cabinetry and wc

Cleverly concealed European style laundry behind full height folding doors, comprising stone bench top, over head and under bench storage cupboards, tiled splashback and adjacent linen press

Double linen / broom cupboard, with an adjacent storage cupboard

Full height internal doors

Ducted and zoned reverse cycle air conditioning

Audio Video intercom system

NBN internet connectivity

Shadow line ceiling cornices

### **COMPLEX FEATURES**

Highly sustainable Australian Excellence design, via a 5 Star Green Star rating that takes liveability to the next level

40KW solar PV array to feed common power

Breezy open complex with easy care gardens

Large residents' gym at ground level

Access to a residents' lounge with open plan full kitchen, dining and lounge facility

Barbecues with pergola and vergola entertaining areas, as well as benched seating

Firepit area, near the barbecues and gym  
Pet spa  
Wheelchair lift, at the main entry of the complex  
Complex CCTV security cameras  
Parcel locker system  
Pets allowed

#### OUTSIDE FEATURES

Sliding stacker doors that seamlessly extend the living space out to a covered alfresco style entertaining balcony at the rear, boasting a pleasant north facing tree lined aspect and overlooking the complex lawn and garden areas downstairs  
External balcony power points, plus a lockable storage and drying area with a clothesline and bi fold doors

#### PARKING

Single car bay within the secure basement carpark area, adjacent to your own large storeroom with sensor light  
Parking bays for your guests and visitors to utilise, opposite the complex

#### LOCATION

Take a stroll through nearby parks bathed in natural beauty. Though just minutes from the city centre, you'll feel a world away, with quiet Jolimont streets framed by mature trees, endless reasons to step outside and enjoy some fresh air. You'll also be spoilt for choice with the array of great local cafés, while your nearby IGA offers 24/7 convenience for all your fresh food needs. Connection is everywhere at Florin, with regular bus and train services linking you to Perth, Fremantle and beyond, while Cambridge Street is alive with international cuisines, shopping and services. As for weekends, the Floreat Beach shoreline awaits, or you can relax with a round of golf at Wembley Golf Course. You're also just moments from Wembley Sports Park, Goodridge Reserve and the Gold Netball Centre. The apartment is also perched within the catchment zones for Jolimont Primary School and Shenton College.

#### TITLE DETAILS

Lot 33 on Strata Plan 81650  
Volume 4056 Folio 682

#### STRATA INFORMATION

63 sq. metres internally  
17 sq. metres balcony  
13 sq. metres car bay  
4 sq. metres storeroom  
97 sq. metres in total  
63 lots to the total

#### ESTIMATED RENTAL RETURN

Coming soon

#### OUTGOINGS

Town of Cambridge: Yet to be struck  
Water Corporation: Yet to be struck  
Strata Levy: \$467.10 / quarter  
Reserve Levy: \$97.50 / quarter  
Total Strata Levies: \$564.60 / quarter

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