

27/2 Dynevor Rise, Floreat, WA 6014



Apartment For Sale

Friday, 10 January 2025

27/2 Dynevor Rise, Floreat, WA 6014

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Sarah Bourke

NEW TO MARKET

Live in one of Floreat's most convenient locations in this cosy, peaceful retreat that feels nestled amidst the treetops. In the desirable boutique complex Empire East, this lovely light-filled two bedroom, two bathroom apartment has a premier upper floor position, tucked away behind tall eucalyptus trees. Established on the grounds of the old Perry Lakes Stadium, Empire East is part of a delightful residential area that nods to its history as the home of the 1962 Empire (now Commonwealth) Games. Now this newer neighbourhood nestles amidst mature trees and walkways, with the ease of fantastic cafes, shops, public transport and parklands at your fingertips. Minutes away lie beautiful white sand beaches, Floreat Forum, Claremont Quarter, Rokeby Road and Quarry Amphitheatre. Sports lovers will love what life in Floreat brings, with nearby sporting facilities and organisations including cricket, netball, basketball, football, rugby, Little Athletics and water polo as well as running tracks. Wake up to a view of the eucalyptus trees beyond the private balcony - across the road from the apartment are the beautifully landscaped grounds of CSIRO. Enjoy your morning coffee relaxing on the balcony before beginning your day with a jog in the Perry Lakes parkrun or walk to Cup & Co for breakfast. In the evenings, it's an easy drive to Subiaco or Wembley for dinner or a beachside meal watching the sunset in City Beach. This is a wonderful location. This apartment is one of only three in the complex with a skylight to its living area, a feature that adds a lovely focal point to the high ceilings and helps cross-ventilate the home on hot days. Beautiful bamboo floors run throughout the central living while the bedrooms are carpeted in wool. Push aside the sliding door to open the living area up to the big balcony or curl up here in winter - the apartment has a warm, cosy and relaxing feeling. The kitchen is lovely, with modern, clean-lined cabinetry teamed with reconstituted stone benchtops. Smeg appliances include a 900mm oven, induction cooktop and dishwasher. Nearby is a good-sized linen storage closet, while there is yet another storage space to the balcony. The main suite is lovely. Lie in bed enjoying the treetop view behind the balcony. There is a walk-in dressing area with two large floor-to-ceiling robes, fitted out with bespoke storage for added usability. The ensuite is fully tiled with porcelain tile floors, a semi-frameless glass shower and good storage, with a mirrored cabinet and stone-topped vanity. The second bedroom is ideal for children, guests or as a second living, study or home office, with a floor-to-ceiling robe and view across the gum trees. Next door is another elegant bathroom, with a bath with shower overhead, good storage and a European laundry tucked behind twin doors. The apartment has two undercover car bays, intercom to the front door, a new Rheem hot water system and three split system air-conditioners for easy zoning. A perfect home ideally suited to singles, executive couples, travelling workers, downsizers or retirees, this is a fantastic opportunity to buy into this idyllic and convenient location. Make it yours. FEATURES • 2 parking bays in the basement • Small complex of just 27 apartments • Smeg appliances • Feature skylight in living room • Upgraded bathroom cupboard storage Rates & Local Information: Water Rates: \$1517.09 (2023/24) Town of Cambridge Council Rates: \$2007.44 (2024/25) Strata Levies: \$1383.59p/q Primary School Catchment: Floreat Park Primary School Secondary School Catchments: Shenton College DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.