

402/18 Hortus Way, Jolimont, WA, 6014

EDISON McGRATH

Apartment For Sale

Wednesday, 20 November 2024

402/18 Hortus Way, Jolimont, WA, 6014

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Make this Envable Lifestyle Yours!

This super stylish 3 year old apartment is big on luxury and space. Located on the fourth floor and in the boutique sought after "Treehouse" development surrounded by expansive parkland, this is your opportunity to secure an incredible contemporary residence and a sensational lifestyle!

Treehouse is pet-friendly and strongly focuses on energy efficiency, and the design incorporates cross-flow ventilation and solar energy. The building's design provides natural light and ventilation, making it a beautiful environment to live.

This development offers so much to its residents, from private rooms for relaxing with your family and friends to airy indoor lounges ideal for watching sporting events or relaxing with a good book. Enjoy access to excellent communal facilities, including a sparkling 11 metre outdoor heated pool and sun deck lounging area, fully equipped gym, yoga/exercise area, communal lounges and private dining rooms, plus expansive outdoor entertaining and BBQ spaces as well as the most beautifully landscaped surrounds throughout the complex.

Internally the home is finished to the highest standard with everything you would expect in a home of this standard. A spectacular large balcony/terrace provides terrific entertaining options and a relaxing retreat at the end of a busy day with fabulous treetop vistas to be enjoyed from the elevated position.

FEATURES:

- Stunning engineered timber flooring to open plan area
- Entertainer's kitchen with high quality fit-out including breakfast bar, tiled splashback, Smeg appliances, induction cooktop and integrated dishwasher
- Sleek open plan kitchen, dining and living with stunning full height glass outlook onto the terrace and views beyond
- Master suite with balcony access, ceiling fan, walk-in robe and lovely ensuite with full height tiling, large shower and deep bath
- Second bedroom with ceiling fan, walk-in robe and beautifully appointed ensuite with full height tiling
- Massive 22m² balcony
- High ceilings, double glazing and high-quality custom window furnishings
- Separate laundry
- Reverse cycle air conditioning plus ceiling fans
- Two side by side car bays near the lift
- Secure front entrance with video intercom access
- Large 5m² store room next to the apartment plus concealed store room off the balcony

What the owners love about their property: that there is so much space around you with no apartment above you and so much space between other apartments, double glazing allows for complete silence, plus there is complete privacy on the balcony, the best side by side parking in the complex, and being nearest to the lift is an absolute bonus.

This luxurious apartment has 144m² of total strata area, consisting of apartment living 89m², a balcony of 22m², side-by-side parking bays of 28m² and storage room of 5m².

Only a few small steps to Henderson Park, Mabel Talbot Park and Jolimont Lake, this magical location is truly like no other. Just walk out the front entrance onto the endless pristine parkland paradise beyond.

Positioned within the sought after Shenton College and Jolimont Primary Catchment areas, close to public transport, and handy access to Kings Park, hospitals, UWA and the Perth CBD. There are numerous shops, cafes and restaurants all nearby.

This enviable lock and leave lifestyle awaits!

Strata admin levy: \$1,322.49 per quarter

Strata reserve levy: \$213.39 per quarter