



2406/908 Canning Highway, Applecross

2 🏠 2 🚿 2 🚗

STYLISH SKY-HIGH LUXURY WITH SPECTACULAR RIVER & CITY VIEWS

FOR SALE

Offers over \$1.1M

AGENTS

Diane Sheppard

0420 216 066

diane.sheppard@ljhvicpark.com.au

Michael Sheppard

0433 275 080

michael.sheppard@ljhvicpark.com.au

AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Welcome to Apartment 2406 - An elevated sanctuary perched on the 24th floor of the prestigious Sabina development, where sophisticated design, world-class amenities and uninterrupted panoramas combine to deliver a truly exceptional lifestyle.

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/fh5glx2TD6C>

Showcasing breathtaking views across the Swan River and towards the city skyline and South of Perth yacht club this premium residence is bathed in natural light and finished to an impeccable standard throughout.

INSIDE: Refined interiors meet functional elegance.

The thoughtfully designed open-plan living, dining and kitchen areas flow seamlessly, framed by full-height windows that capture the ever-changing landscape beyond. The gourmet kitchen impresses with sleek stone benchtops, AEG appliances, gas cooktop, central island

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bench, and an integrated Bosch dishwasher-perfect for everyday living or entertaining with ease.

The dining area's full-height wall-to-wall windows offer uninterrupted views of Mount Pleasant's Esplanade and Salter Point, providing the perfect river backdrop for relaxed meals with family and friends. Beautiful floating floorboard, adding a warm and sophisticated aesthetic, and the bedrooms have quality carpets for added comfort.

Separate lounge area with floor to ceiling windows offering you awesome city views

Two beautifully appointed bedrooms. The master suite features a walk-through wardrobe and luxurious ensuite, while the second bedroom includes built-in robes and is serviced by a stylish main bathroom with a concealed laundry directly opposite this room - both these rooms have amazing views

Every comfort has been considered, including, double glazing and ducted air-conditioning. All windows have floor to ceiling sheer curtains, and additional block out roller blinds in the bedrooms. Two secure tandem car bays and a private storeroom further enhance the convenience.

Apartment 2406 is the same size as some of the 3 x 2 in the complex. They have utilized the 3rd bedroom and created a stunning larger lounge area offering you more generous living space internally

Internal - 95sqm

Balcony - 19sqm

Carbay - 26sqm

Storeroom - 4sqm -TOTAL - 144sqm

RESIDENT ONLY AMENITIES - BEYOND FIVE STARS

- 25m heated pool with cabana & BBQ area
- Fully equipped gymnasium
- Wellness room with massage bed and chair allows you to bring in your own private masseuse
- Sauna Room
- The fully equipped theatre with terraced seating, 11 recliners and beanbags for comfort this is the ultimate entertainment hub for movie lovers
- Media hub room - perfect for children to do quiet study
- Sound proof music room with drum kit and piano for avid musicians
- Business lounge & huge boardroom with executive views
- Games room with snooker, and table tennis table
- Exclusive executive 16-seat private dining room with full kitchen
- Community herb garden
- Guest studio apartment available for hire
- Concierge service for the ultimate in convenience
- An on-site Flexicar gives you the freedom of having access to a vehicle without owning one
- Paid visitors parking onsite in the complex
- EV charging stations are available onsite and nearby, supporting a modern, future-focused lifestyle.

PREMIER POSITION - CANNING BRIDGE PRECINCT

The Sabina development is more than an apartment complex - it is a self-contained lifestyle destination, seamlessly connected to the very best of the Canning Bridge precinct.

Every element of convenience is right at your fingertips. Just a short stroll places you at Canning Bridge Station, offering effortless access to the CBD, Fremantle, and beyond, while immediate proximity to both the Mitchell and Kwinana Freeways makes commuting remarkably smooth.

Your local 24/7 Good Grocer IGA ensures your daily essentials are

always within easy reach if you run out of break and milk. Woolworths and Westfield Booragoon is only minutes away for premium retail, dining, and entertainment. Closer to home, Applecross Village continues to evolve with boutique shops, eateries, and an ever-expanding collection of cafés-perfect for weekend breakfasts, lazy afternoons, or catching up with friends.

Outdoors, the natural beauty of the area truly shines. Wander along picturesque Applecross riverside foreshore and pathways. Explore Heathcote Reserve, or take in the iconic jacaranda-lined streets that give this suburb its unmistakable charm.

With the Swan River just moments away, you might even be lucky enough to spot the local dolphins that regularly glide through this breathtaking stretch of water.

Two large parks/playgrounds are currently being developed close by to ensure the area retains enough greenery, good oxygen levels and beautiful landscaped gardens the areas is known and loved for

LOCATION PARTICULARS (Approx. km):

- Perth CBD: 9.0
- Canning Bridge Train Station: 1.0
- Garden City Shopping Centre: 3.5
- Fiona Stanley Hospital: 6.5
- Murdoch University: 6.5
- Applecross Primary School: 2.0
- Applecross Senior High School: 2.2
- St Benedict's School: 2.5
- Swan River: 0.5
- Kwinana Freeway: 1.5
- Fremantle: 11.0
- Perth Airport: 15.0

OUTGOINGS:

- Water Rates: \$1,559.15pa
- Council Rates: \$2,680.95 pa
- Strata Levies: Admin - \$2,031.38 pq + Reserve \$398.07pq

MORE DETAILS

Property ID 5GHGFFB
Property Type Apartment

Diane Sheppard 0420 216 066

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

Michael Sheppard 0433 275 080

Sales Consultant | michael.sheppard@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au |

reception@ljhvicpark.com.au

