

Applecross, 11/39 Simpson Street

Luxe Living...

This gated sanctuary of this 189sqm, 3 bedroom 2 bathroom two-storey townhouse residence finds itself nestled within a secure modern complex and only a matter of footsteps away from the glistening Swan River waters, Riseley Street's buzzing retail, food and coffee scene and the popular local Ardross Street café and restaurant precinct.

At ground level, a welcoming front lounge room makes an instant first impression, whilst the open-plan dining and kitchen area on the other side of the staircase seamlessly extends outdoors to an intimate barbecue terrace for entertaining.

The kitchen has also been stunningly revamped to include sparkling stone bench tops, a double-door storage pantry, an island breakfast bar for quick bites, high-end electric range-hood, hotplate and oven appliances and a dishwasher. The impressively-renovated laundry - off the kitchen - has its own stone bench top, sleek white cabinetry and access into a separate powder room.



Disclaimer: 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.



For Sale
Under Offer

View
ljhooker.com.au/3R6KFGJ

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LJ Hooker City Residential
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Upstairs, both bathrooms are stylishly-appointed with showers, toilets and sleek stone-vanity basins. This includes a private ensuite off the massive master-bedroom suite, where a walk-in wardrobe is complemented by a decent balcony retreat with a shade sail. Both spare bedrooms have built-in robes, for good measure.

Here at "Applecross Centro", you will absolutely love living just a five-minute drive (or leisurely stroll) to our picturesque river and only a 10-minute drive into our vibrant and cosmopolitan CBD. Walk to public transport, lush local parklands, Westfield Booragoon Shopping Centre and even some top schools - Applecross Senior High School amongst them. Convenient is definitely the word!

Features Include:

- Gated complex access, for peace of mind
- Timber-look flooring
- Front living and dining areas
- Quality kitchen
- Laundry and powder room, off the kitchen
- Upstairs bedrooms - all with their own robes
- Private master-suite balcony
- Contemporary ensuite and main upper-level bathrooms
- Double-door storage cupboard to the front lounge room
- Separate barbecue terrace, for entertaining
- Ducted reverse-cycle air-conditioning
- Stone bench tops
- Stylish light fittings
- Easy-care complex gardens
- Single carport
- Built in 2010 (approx.)
- Mixed use zoning

Points of Interest (all distance approximate):

- 400m to Bad Apples Bar
- 450m to il Ciao Applecross restaurant
- 450m to Scutti Fresh Markets
- 500m to St Benedict's School
- 500m to The Quarter Acre Hotel
- 550m to the 2 Stroke Coffee Bar
- 1.4km to Applecross Primary School
- 1.5km to Applecross Senior High School
- 1.9km to Lucky Bay
- 2.0km to Tompkins Park
- 2.1km to Wireless Hill Park
- 2.3km to Canning Bridge Train Station
- 2.3km to Westfield Booragoon Shopping Centre
- 10.2km to Perth CBD
- Applecross Senior High School catchment zone

Rates & Dimensions:

- Council Rates - \$2,276.46 p.a.



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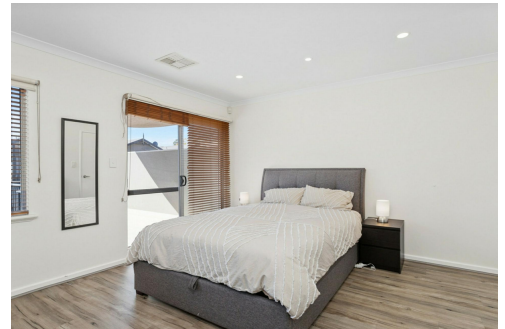
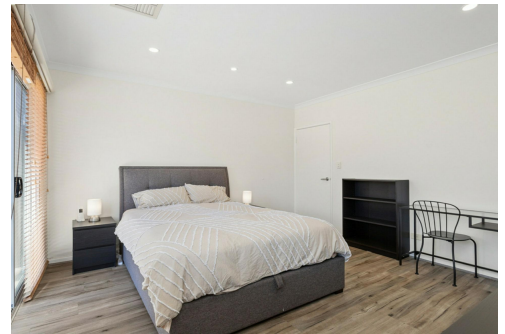
- Water Rates - \$1,380.00 p.a.
- Strata Admin - \$300.00 p/qtr
- Strata Reserve - \$99.00 p/qtr
- Residence Area - 166sqm
- Total Area - 189sqm

More About this Property

Property ID	3R6KFGJ
Property Type	Townhouse

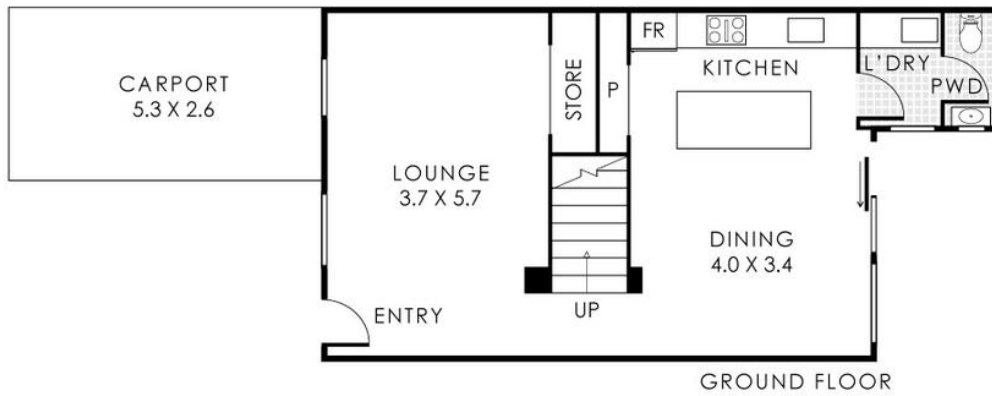
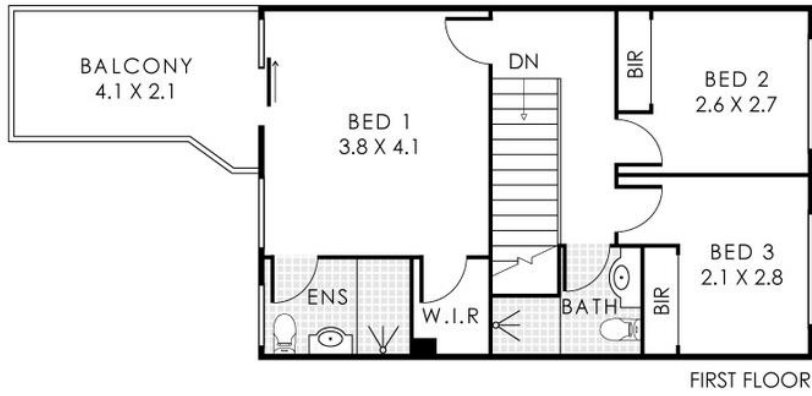
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Residence 166m² | Carport 14m² | Balcony 9m²

Total Area 189m² | Total Lot Size 83m²



This floor plan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and total areas do not include or account for wall thickness or roof areas under eaves. C/LC checks will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.zillow.com.au