



# SOLD

## THE SECRET'S OUT - BELMONT'S ONLY RIVERSIDE RETREAT WITH MILLION DOLLAR VIEWS!

Imagine waking up every morning to sweeping, uninterrupted views of the Swan River, Perth City, Optus Stadium and the iconic Matagarup Bridge. Welcome to Apartment 22 at Balneum, Belmont's exclusive boutique riverside address.

Positioned on the 4th floor, this sub-penthouse residence offers 164m<sup>2</sup> of sophisticated living with an expansive open-plan design, a chef's kitchen featuring granite benchtops and glass splashbacks, and warm wandoo timber flooring. The master suite exudes indulgence with a spa bath, while both bathrooms boast floor-to-ceiling tiling and stone top vanities.

With secure gated parking, built-in robes in every bedroom, and a private balcony designed for entertaining or quiet reflection, this apartment is a rare opportunity to secure a luxury riverside lifestyle that can never be built out.

### FEATURES INCLUDE:

- Boutique Riverside Complex, Apartment 22 is located on the 4th level with breath taking views!
- Opulent master bedroom with multiple built-in robes, plush new carpet, reverse cycle air-conditioning
- Stunning Ensuite with separate spa bath, shower, stone top vanity, floor to ceiling tiling, toilet
- Bedrooms 2 & 3 with BIR's & reverse cycle air-conditioning
- Guest bathroom with shower, stone top vanity, floor to ceiling tiling & toilet
- Bright & spacious open plan living & dining room connects seamlessly to the kitchen - did we mention the views!!
- Gourmet kitchen with granite benchtops, glass splashback, 5 burner gas cook top with 900mm European oven, Miele dishwasher, pantry & ample storage, double fridge recess & double sink. Enjoy incredible views of the city & the river whilst you cook!
- 2.3m doorways throughout and 2.4m shadow line ceilings with feature bulkheads
- Warm wandoo timber flooring, new plush carpets
- Separate laundry with generous storage & washer/dryer
- A most impressive, protected & private 19m<sup>2</sup> balcony overlooking the Swan River. Capturing a sweeping panorama of tranquil waters, city views, lush riverside parklands and the ever-

3 BED | 2 BATH | 2 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
N/A

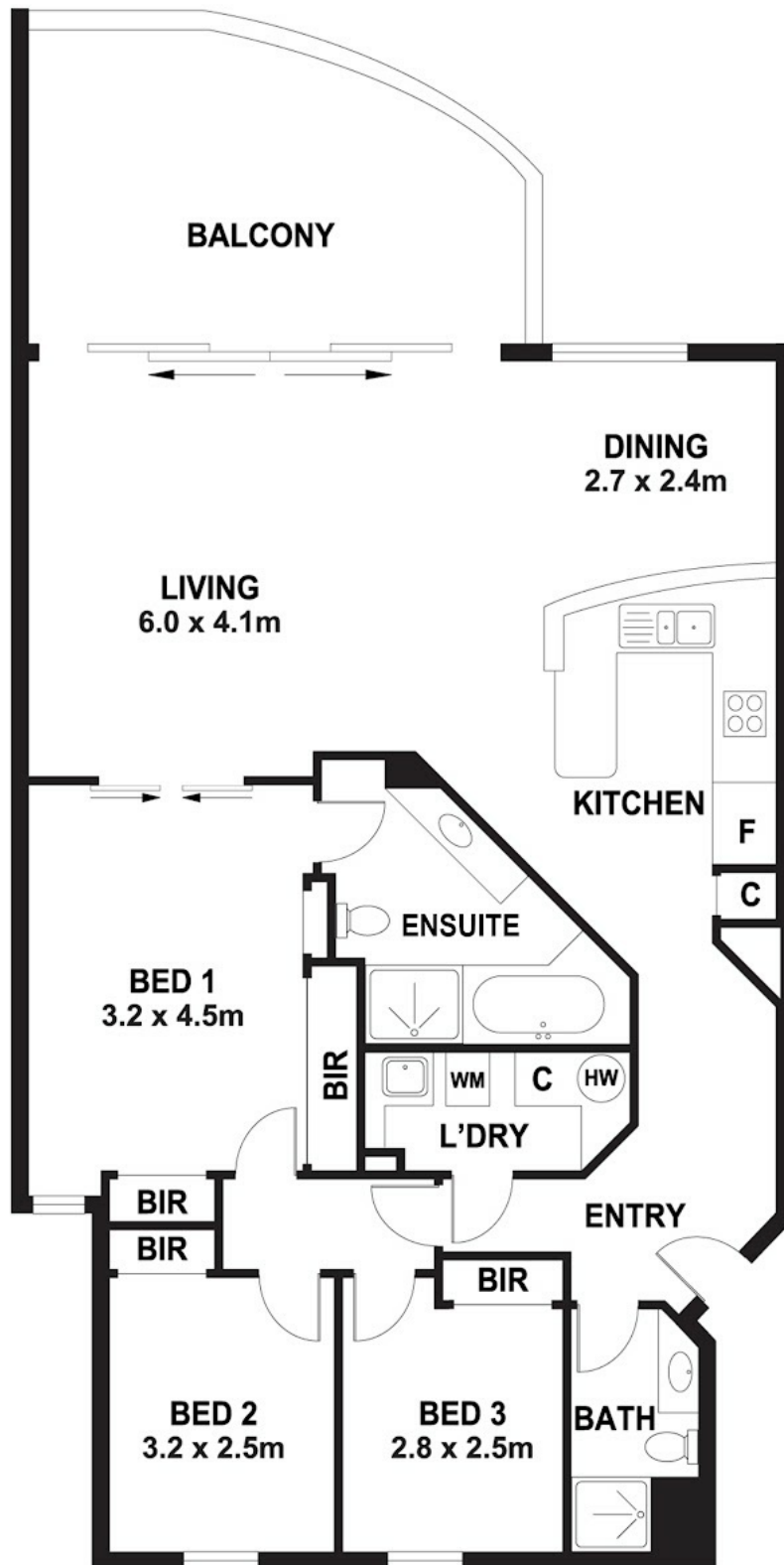


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Not to scale • All measurements are approximate • Drawn for presentation purposes only

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