



## FOR LEASE

### GROUND FLOOR RESIDENCE WITH PRIVATE COURTYARD

Welcome to an exceptional lifestyle opportunity at 3/48 Cygnus Parade - a beautifully appointed ground-floor residence positioned within the exclusive Cygnia Cove precinct, a sought-after riverside neighbourhood.

Nestled amongst luxury homes and tranquil natural surroundings, this near-new apartment offers the perfect balance of sophistication, comfort and convenience. Whether you are a professional seeking a premium lock-and-leave lifestyle, an academic or professional wanting easy access to major institutions, a family looking for quality living close to amenities, or down-sizers seeking a low-maintenance home without compromising on space, this residence is sure to impress. Located within an intimate boutique development of only 16 residences, the apartment delivers a rare sense of privacy and exclusivity seldom found in apartment living.

At the heart of the home is a beautiful designer kitchen featuring premium Miele appliances, an expansive Italian porcelain stone benchtop, abundant storage, a fully integrated French-door refrigerator, and a built-in wine fridge for effortless entertaining. The Miele dishwasher blends seamlessly into the elegant cabinetry. The spacious open-plan layout connects the kitchen, dining and living areas to create a sophisticated yet highly functional living environment.

Floor-to-ceiling glazing welcomes natural light into the living area and opens onto a generous private courtyard, offering a peaceful outdoor retreat. Enjoy your morning coffee in the open-air space, host friends for weekend gatherings, or simply unwind after work while embracing the calm riverside neighbourhood.

The residence is offered furnished with stylish contemporary furnishings, allowing you to move in and immediately enjoy the lifestyle on offer.

Nature lovers will appreciate the home's enviable position just moments from the picturesque Canning River foreshore, where kilometres of scenic walking and cycling trails wind through tranquil wetlands and lush riverside parklands. This unique location offers the perfect balance of natural beauty and urban convenience, with Perth CBD, Curtin University, shopping centres, dining precincts and major transport links all within easy reach.

Property Features

3 BED | 2 BATH | 2 CAR

PRICE:

\$1,100 per week

OPEN FOR INSPECTION:

N/A



**Seulyn Wong**

**0422025192**

seulyn@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.