

# 13/116 Marine Parade, Cottesloe, WA 6011



## Sold Apartment

Wednesday, 21 February 2024

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**Bedrooms: 2**

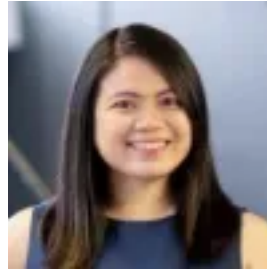
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Just the shoreline and Marine Parade separate this luxury penthouse apartment from one of the world's most iconic beaches. Enjoying a north-westerly corner aspect, with a winding balcony and protection from the elements, this designer sanctuary is appointed with cool coastal aesthetics of travertine, stone and marble highlights. Breathtaking first impressions of mesmerizing indigo blue, Rottnest Island glimpses and Norfolk Pines, define the light-bathed mood of this stylish abode in the heart of Cottesloe's exclusive beachside community. A designer refit has elevated this coastal jewel from a classic beach-front apartment to an impossibly chic, luxury suite with practical floorplan considerations and impeccable attention-to-detail. Natural travertine floors offset snowy-white Caesarstone benchtops and a waterfall edge breakfast bar, which anchors the open plan living, kitchen and dining – framed in glass sliding doors to two adjoining balconies beyond. Maximising natural light and cooling sea breezes from both sides, the sliding doors reveal seamless integration to additional protected living where the sounds and scents of the ocean are inextricably linked. Appointed in abundant gloss-white (soft-closing) cabinetry, Smeg induction cooktop & oven, and an integrated Miele dishwasher, the kitchen layout features a perfectly placed window overlooking Cottesloe Beach Playground and glistening views from the sink, offering scenic motivation to rinse dishes! The two spacious bedrooms have been re-modelled for supreme luxury and comfort. Each fitted with generous mirror-inlaid built-in robes, warm coastal-grey carpets and white plantation shutters, each enjoys access to a private bathroom; an ensuite to the master suite, and a secondary bathroom doubling as a spa-inspired powder room with each appointed in quality stone benchtops, generous frameless glass showers and stunning hexagonal, natural marble splash-back tiles. A cleverly concealed European laundry (with deep tub – and the perfect party accessory to chill drinks on ice!) is integrated into the entrance way, while ducted reverse-cycle air-conditioning, valet keypad entry, secure below ground parking (for one), and a sunny, ground floor communal garden are all key features of this low-maintenance and exceptionally secure property. Walk to Cott's coolest attractions; Cottesloe Beach Hotel, Il Lido Italian Canteen, Indigo Oscar, Ocean Beach Hotel, The Shorehouse and more, less than 5-minutes' walk away, and access to multiple fitness and wellness studios, a bus stop across the road, and the Swan River less than 2 kilometres away. As a rental, this property commands exceptional financial return, but as a lifestyle choice, nothing compares to the pristine, world-class views afforded from living in one of the nation's most coveted, beachside locations. -Enviably corner penthouse apartment with north/westerly aspect & wrap-around balcony -Travertine floors throughout -Open plan living, kitchen & dining; large sliding doors; balcony access & unrestricted ocean views -Ducted reverse-cycle air-conditioning -Modern kitchen with ocean views; white stone benchtops; ample cabinetry; generous breakfast bar with integrated Miele dishwasher; Smeg induction stovetop & oven -Below ground secure parking for one vehicle + storage Currently leased for \$1,000 per week until January 2025 Council Rates: Approx \$2,548 per annum Water Rates: Approx \$1,723 per annum Strata Fees: Approx \$2,377 per quarter Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.