

**2/21 The Esplanade, Mount Pleasant, WA 6153**



**Sold Apartment**

Monday, 28 August 2023

2/21 The Esplanade, Mount Pleasant, WA 6153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Apartment**

## Contact agent

A rare opportunity to buy into the Azure Building has arrived right on The Esplanade in Mount Pleasant! Situated on the ground floor and offering two spacious bedrooms, two bathrooms and two secure car bays. Located on the ground floor you have advantage of a spacious front courtyard with built in BBQ for entertaining and a rear courtyard off the second bedroom. If you love being close to nature, enjoy watching the world go by, and the accessibility of ground floor living, then this is your perfect abode! Situated on the ground floor but still offering elevation gives you superb eye level views of the river and the daily activity of life and passersby. If you have a pet under 10 kilos then they can come too, yes Azure Building is a pet friendly residence, so step out and enjoy regular walks around the river, commonly referred by the locals as the "Canning River Short Loop". Built to a very high standard by Mirvac Fini offers quality fixtures and finishes throughout. A stunning modern kitchen with quality SMEG appliances including a gas stovetop, BOSCH dishwasher, stone bench tops, a luxurious master bedroom with RIVER VIEWS, modern ensuite and a spacious walk in robe, with plenty of storage throughout. Enjoy summer entertaining or soak up the winter sun whilst taking a quiet moment to sit back, relax and take in the river vista. A real benefit to buying on the ground floor is walking straight out the door and bypassing the lifts. Be quick as Azure apartments don't sell often and are highly regarded in apartment style living. Features You Will Love: Two spacious bedrooms with built in robes Second bedroom has its own private courtyard with clothes line Large ensuite bathroom with bath tub and shower Second bathroom conveniently located next to the additional bedroom SMEG appliances stainless steel appliances Gas cooktop SMEG dishwasher Glass splash backs and granite bench tops in modern style kitchen Two WC's Two courtyards on the ground floor Two secure undercover car bays Storeroom Gym and BBQ entertainment area A Mirvac Fini build - 2005 Stunning Swan River uninterrupted views! Education Located in the catchment area for Applecross Senior High School St Benedict's School Manning Primary School St Pius X Catholic School Aquinas College Legal Description Local council - City of Melville LOT 2 S045521 Volume 2593 Folio 515 Currently tenanted on a fixed term lease until 18/05/2024. Call Georgia Vasiliou today for further information or to arrange a private viewing today on 0404 903 669. For a special preview of this property please view at [https://youtu.be/n-\\_WkeO1rbU](https://youtu.be/n-_WkeO1rbU) Water Rates: \$1647.34 p/a Council Rates: \$2779.06 p/a Strata Levies: \$TBA p/a