

**203/1 Bristol Lane, Mindarie, WA 6030**



**Apartment For Sale**

Thursday, 21 December 2023

203/1 Bristol Lane, Mindarie, WA 6030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 117 m2**

**Type: Apartment**



Johann Dique

**From \$799,000**

Stunning seaside style and sophistication await you here, from within the walls of this quality 2 bedroom 2 bathroom apartment on the second floor of "The Marina Oceanside Apartments" – a commanding executive corner complex that spectacularly overlooks the magic of magnificent Mindarie Marina whilst offering impressive low-maintenance modern living for all involved. The second-level elevation allows for breathtaking marina, ocean, beach, and sunrise views, as well as amazing sunsets in the opposite direction. However, the unique slope of the building means that there is secure access to the front door via the lobby at ground level, with additional access from the under-cover carpark simply an added bonus, ensuring those from all walks of life are able to embrace this apartment's prime corner/end position. Upgraded throughout, this sublime pad is graced by timber floors and plenty of natural light, as a result of its delightful north-eastern (and north-western) orientation. The generous open-plan living, dining, and kitchen area is the perfect central hub and boasts split-system air-conditioning, sparkling stone bench tops, a breakfast bar for quick bites, sleek white cabinetry, mirrored splashbacks, double Clark sinks, a Blanco ceramic cooktop, Blanco oven and range-hood appliances and a stainless-steel Blanco dishwasher. Full-height sliding and security doors seamlessly extend entertaining out to a wraparound L-shaped balcony that has the best vantage point of all and overlooks both the marina and ocean. Full-height windows allow a snapshot of the mesmerising vista from within. Both bedrooms are newly carpeted for complete comfort and have their own split-system air-conditioners, inclusive of a spacious master suite with feature window louvers to let those sensual sea breezes filter in, remote-controlled external powder-coated Venetian blinds, full-height windows looking out to both the deep blue sea and the boats docked at the marina, a "his and hers" walk-through wardrobe and a sumptuous fully-tiled ensuite bathroom beyond it – massive shower, toilet, over-sized mirrored, twin stone vanities, under-bench storage and all. The second bedroom has mirrored built-in robes and lets you wake up to pleasant ocean glimpses before you go to bed only after having watched yet another astonishing sunset with a drink in hand. Making the most of both the wall and floor space available to you is a combined fully-tiled second bathroom-come-laundry with a large shower, a toilet, ample storage options, and under-bench cupboards to both the stone powder vanity and stone wash trough. Within the under-cover carpark, there are plenty of visitor bays, as well as two side-by-side parking spaces, allocated to your apartment. Remote-controlled access gates add another layer of security and overall peace of mind, whilst taking the lift down to the basement reveals your own 4sqm (approx.) lock-up storeroom – only metres away from a unisex toilet, a bike/kayak storage area, and a door leading you out to the shimmering marina waters. Total privacy and tranquillity aside, only a leisurely stroll separates your front doorstep from lush local parklands, Clayton's Beach, cafes, restaurants, entertainment, and the boat pens at the Marina, with other beautiful swimming beaches, Mindarie Primary School, Mindarie Senior College, Peter Moyes Anglican Community School and Quinns Baptist College all just a few minutes away themselves. Exceptional community sporting facilities are also nearby, as is shopping at the wonderful Ocean Keys. Throw in very close proximity to bus stops, Clarkson Train Station, and the freeway, and you have yourself an awe-inspiring waterside location that most of us can only envy. The dream lock-up-and-leave lifestyle you have always desired is ready and waiting! Features include;

- 2 bedrooms, 2 fully-tiled bathrooms
- Large entry lobby – accessible via street/ground level
- Secure swipe card and audio-intercom access
- Upgraded throughout (air-conditioning, flooring and tiling)
- Split-system air-conditioning in every room
- Wooden floorboards in the open-plan living/dining/kitchen area
- Stone bench tops
- Quality electric cooking appliances
- Dishwasher
- New bedroom carpets
- Large master suite with a walk-through robe
- Mirrored BIRs to the 2nd bedroom
- Combined main bathroom/laundry
- Balcony entertaining
- Awesome ocean, marina, beach, sunrise, and sunset views to absorb
- Stone bench tops
- Extra-height internal doors
- Double blinds
- Shadow-line ceiling cornices
- Down lights
- Feature skirting boards
- Security doors
- Security screen to the master-suite window
- Internal Rheem electric hot-water system
- Complex CCTV security cameras
- Two (2) under-cover side-by-side parking bays
- 4sqm (approx.) lock-up basement storeroom
- Common bike/kayak storage area in the basement – as well as a unisex toilet
- Common drying/clothesline and bin storage areas
- Ample secure under-cover visitor parking
- Additional street parking bays for your guests and visitors to utilise
- 117sqm (approx.) of total living space – 86sqm apartment and 31sqm balcony plus two car bays 30m sqm