

**203/168 Broadway, Crawley, WA 6009**

**Sold Apartment**

Friday, 3 May 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 210 m2**

**Type: Apartment**



Sam Delaney

## Contact agent

Broadway on the Bay is under construction and due for completion in Q3 2025. This boutique three-bedroom corner apartment at Broadway on the Bay is spectacularly located on the riverfront at 168 Broadway, adjacent to the stunning parklands of JH Abrahams Reserve, JoJo's Jetty, and iconic Steves Bar & Cafe. Brought to you by award-winning Edge Visionary Living and designed by Hillam Architects, Apartment 203 boasts picturesque and verdant leafy views of the Swan River, embracing the glorious setting with full-height glazing to capture natural light and summer breezes. Equipped with every conceivable luxury, as well as secure parking for two cars, this magnificent 3 bedroom 2 bathroom 210sqm residence presents a rare opportunity to acquire a slice of riverfront living. A sumptuous open-plan kitchen, living and dining spaces are located at the front to maximise the dazzling views. Bespoke kitchen finishes include:

- Ample storage and preparation space, overhead cabinets, and walk-in pantry
- Island bench with under bench drawers
- Walk-in scullery
- Built-in bar with Art Deco detailing
- Full suite of Gaggenau appliances including 90cm induction cooktop, stainless steel rangehood, 60cm pyrolytic oven, dishwasher & microwave
- Fisher & Paykel 90cm French door integrated fridge/freezer
- Choice of three curated colour schemes
- Engineered stone benchtops and splashbacks

The generous terrace is perfect for entertaining guests or indulging in a sunset drink after a day on the river. A sleeping wing benefits from generous glazing and incorporates a lavish master suite with walk-in robe, and deluxe ensuite with a free-standing bathtub and double vanity. Two queen bedrooms, bathroom, and a separate laundry complete this section of the home. Lavishly presented with a nod to the area's Art Deco heritage, this apartment feels like a retreat from the world, despite a constant and pleasant connection to nature and the recreational delights of Crawley and Nedlands.

**FEATURES OF THIS HOME:**

- Unbeatable riverfront, lock-and-leave retreat
- Breath-taking river views
- Prestigious Western Suburbs' address only footsteps from the Swan River foreshore
- Glass sliding doors open to an entertainer's terrace
- Safe and secure with video intercom, lift access readers, and private carparking
- High ceilings
- Your choice of engineered timber floorboards or plush wool carpets
- Sliding bronze perforated balcony screens provide privacy and protection from the elements, and ensure all-season entertaining
- Internal laundry (condenser dryer included)
- Lock-up storage room
- Ducted heating and cooling throughout
- Boundless opportunities for keen bird watchers

Over 500sqm of exquisitely appointed amenities focus on enhancing residents' health and wellbeing and encouraging relaxation, revitalisation and connection. These include:

- Sophisticated lounge and dining area with caterer's kitchen
- Wine cellar and tasting room/book retreat
- Billiards lounge
- Fully equipped gymnasium and adjoining yoga space
- Western Red Cedar-lined Sauna
- Terrace dining and barbecue area
- Edible garden

This is truly a one-of-a-kind opportunity to secure one of Crawley's most elegant residences.\* Renders are indicative only.