

25/35 Esplanade, Nedlands, WA 6009

DUET

Apartment For Sale

Saturday, 15 June 2024

25/35 Esplanade, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: Apartment



Susan James
0862247860

\$3,595,000

****PRIVATE VIEWINGS AVAILABLE BY APPOINTMENT - PLEASE CALL SUSAN JAMES******THE FEATURES YOU WILL LOVE** Located on the Nedlands foreshore opposite the beautiful Charles Court Reserve, this stunning luxury penthouse apartment has unrivalled, uninterrupted views of the Swan River. Positioned on the top floor, the sought-after corner location of this apartment maximises the park and river panorama, providing an enviable lifestyle. Superbly appointed, with marble benchtops, floor to ceiling windows, spacious rooms, resort-style bathrooms, abundant storage, a generously proportioned balcony overlooking the river, Miele appliances and ducted reverse cycle airconditioning, this apartment is a unique and exciting find. Other highlights include a separate laundry, powder room, private storeroom, secure parking for three cars, secure intercom entry and access to incredible facilities including a beautiful infinity pool, gym and mail room. **THE LIFESTYLE YOU WILL LIVE** While away the hours relaxing on your private balcony overlooking the sparkling waters of the Swan River. Enjoy long walks at Charles Court Reserve. Watch a local rugby or cricket game without leaving your home or wander down to Steve's for a long lunch or pre-dinner drinks. Royal Perth, Flying Squadron and Nedlands Yacht Clubs are all within walking distance and Matilda Bay, the University of Western Australia and the Broadway shopping strip are nearby. The lifestyle offered by this incredible apartment is simply world class. **THE DETAILS YOU WILL NEED** Council rates: \$3,918.99 per annum Water rates: \$2,399.09 per annum Strata levies: \$7,367.29 per quarter (\$5,804.45 admin levy, \$1,440.20 reserve fund, \$122.64 internet service levy) Strata Area: 253m² (Internal 180m², balcony, 28m², 3 car bays 39m², store 6m²)