

**26/2 Marina Drive, Ascot, WA 6104**



**Apartment For Sale**

Wednesday, 29 May 2024

26/2 Marina Drive, Ascot, WA 6104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Andrew Huggins  
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Toby Huggins  
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**From \$499,000**

Live in luxury in this exclusive boutique apartment & enjoy the rare opportunity to own in this tranquil community with the Swan River and Ascot Marina on your doorstep. Welcome to 26/2 Marina Drive, Ascot ... a seamless blend of modern luxury living at its finest all very conveniently situated in Ascot! Not wanting to move in? Investors take note .... do you want to reap the rewards of an investment property, this is it! Invest or nest - a current tenant resides at the property until 29/05/2024 and happy to renew. With rents in this area now receiving an estimated rental return of \$630.00 - \$650.00 per week, why not?!? The property:

- Architecturally designed boutique apartment
- Community of 35 apartments
- Secure building with fob key/remote access
- Audio intercom system
- Situated on the 3rd floor
- Two bedrooms, 1 bathroom
- Neutral & modern design
- Low maintenance roll down blinds
- Timber flooring
- Surface mounted LED downlights
- Light filled open plan kitchen, dining & lounge with DAIKIN reverse cycle air conditioner
- Sleek kitchen with stainless steel appliances, soft close cabinetry, huge fridge recess, 4 burner gas cooktop, dishwasher, abundance of storage, built in pantry
- Master bedroom with Ascot Brick Work views, floor to ceiling built in mirrored sliding door robes, DAIKIN reverse cycle air conditioner
- Secondary bedroom with floor to ceiling built in mirrored sliding door robes, ceiling fan
- Quality Bathroom with great layout and finishing's
- European style laundry with ELECTROLUX washing machine
- Linen press to passage
- Wrap around private balcony with access from both bedrooms and the living area
- 1x secure, undercover car bay
- Bicycle parking and secure underground visitors parking bays
- Lockable storeroom on same level as apartment
- 74m<sup>2</sup> of internal living space
- Easy walk to the Ascot Waters Marina and Parklands

Located in the heart of Ascot, this property is in a prime location for those who want to be close to everything! You are just a short walk to the Swan River, Marina boardwalk, parklands & Ascot Raceway. Local shops, cafes, restaurants and public transportation are all easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth offers including the airport. Approximately 7km from the CBD, 4km from Optus Stadium and an easy distance to Crown Perth's popular entertainment hub. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.