

# 289A The Esplanade, Mount Pleasant, WA 6153

## House For Sale

Friday, 1 March 2024

<sup>CG</sup>  
COLLEEN GANDINI  
RESIDENTIAL

289A The Esplanade, Mount Pleasant, WA 6153

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 467 m2

Type: House



Colleen Gandini

## LOW - MID \$3M

This home has been thoughtfully designed with expansive windows facing the river to take in the stunning views whilst entertaining family and friends in the modern, open plan living spaces. Outdoor entertaining is a breeze with composite decking areas to either side of the heated swimming pool and the elevated position offers privacy from the road. From inside, the pool area connects with the flow of the home and is visible from the kitchen and main living area - an important aspect for families with children. Wake up in the morning to peaceful views of the river from your main bedroom and enjoy a morning coffee or evening cocktail on the balcony. Enjoy all the lifestyle rewards a property in this location offers, such as boating, crabbing, fishing, kayaking, picnics, riverside walks, quality schools, cafes and restaurants, easily accessible transport links and local shopping precincts. Features include; 4 bedrooms, main bedroom upstairs with stunning river views, balcony, dual walk in wardrobes and ensuite bathroom with full height tiling, double vanities and bath tub 3 bathrooms plus 2 powder rooms Open plan living, kitchen and dining area Modern kitchen with quality appliances, induction hotplate, dual ovens, dishwasher, stone bench tops, ample storage, double fridge recess plus walk in pantry Upstairs living area with river views, built in bar and balcony Solar heated swimming pool Outdoor entertaining area overlooking the river Low maintenance gardens with reticulation Impressive entry foyer with curved staircase High ceilings Solar panels - 5.5kw system Ducted reverse cycle air-conditioning Instant gas hot water system Alarm system Double garage plus additional separate storage area Dual Rossmoyne High School and Applecross High School zone Elevated position, 467sqm corner block Excellent location - riverfront beach access directly across the street, close to Mount Pleasant Good Grocer IGA, local shops and cafes, convenient position for transport links and freeway access Contact Colleen Gandini today on 0421 842 954 for more information!