

29/13 O'Connor Close, North Coogee, WA 6163



Apartment For Sale

Wednesday, 17 April 2024

29/13 O'Connor Close, North Coogee, WA 6163

Bedrooms: 4

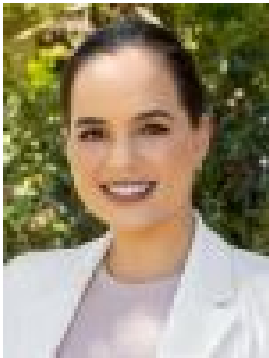
Bathrooms: 3

Parkings: 4

Type: Apartment



Russell Smail  
0400202507



Tini Mincher  
0410481378

## Offers Presented 4pm Monday 13th May '24

Exclusive viewings starting Saturday, April 27th Nestled in a prime oceanfront location, this extraordinary penthouse sets the standard for luxury living. Offering awe-inspiring 180-degree vistas of the Indian Ocean, Rottnest, Carnac, and Garden Island, alongside contemporary elegance and expansive outdoor areas, it presents an unparalleled opportunity to embrace a lifestyle of distinction. Positioned in close proximity to South Beach Recreational Reserve, a welcoming family playground, a nearby dog-friendly beach, Coogee Marina, Fremantle Sailing Club, and the historic charm of Fremantle town, residents can relish the convenience and leisure of beachside existence while being captivated by the ever-shifting splendour of sunset panoramas. Spanning an impressive 436 square meters across two levels, this penthouse boasts meticulous design and attention to detail. Abundant glass, paneled walls, textured flooring, and bespoke light fixtures have been thoughtfully curated to accentuate the airy sophistication of coastal living. The main entrance on the 6th floor leads to a spacious open-plan living, dining, and kitchen area, seamlessly flowing onto a remarkable 50-square-meter balcony, commanding views of the mesmerizing Indian Ocean. The Santorini-inspired master bedroom suite features a luxurious dressing/lounge area, expansive bathroom, and walk-in robe, offering unparalleled opulence with panoramic ocean vistas. Adjacent to this, two additional large bedrooms with walk-in robes, a family bathroom, and laundry access the eastern balcony, providing views of the South Fremantle skyline. Tucked away on this balcony is a private sauna to rejuvenate in whilst enjoying the view. Ascending to the 7th floor via direct lift access reveals an extraordinary fully equipped studio apartment, complete with bi-fold doors leading to a 90-square-meter roof terrace boasting breathtaking ocean views. A truly unparalleled space awaits, with a covered pergola adorned with white timbers, outdoor lounge, contrasting timber decking, a large spa and planter boxes, all set against the backdrop of the Indian Ocean and stunning sunsets. The flexible layout of this two-level apartment allows for the studio/roof terrace space to serve as a lucrative Airbnb, featured in prominent publications like The Sydney Morning Herald and Escape Travel as one of Australia's premier listings. With an impressive occupancy rate driving an income of \$145,000 annually over the past two years, this opportunity beckons. Residents also enjoy access to shared amenities, including an outdoor pool and gymnasium. Elevate your lifestyle to new heights - if only the best will suffice, this is the pinnacle of coastal living! Features: • 4 bedrooms, 3 bathrooms, 3 balconies, 4 parking spaces • Uninterrupted ocean views • Covered pergola on roof terrace with seating • Two kitchens with European appliances • Fully ducted Daikin air-conditioning • Solar panels with Tesla battery • Oceanfront alfresco space with heat strips and automated blinds • Santorini-styled bedroom with luxe dressing area and spacious ensuite • All bedrooms opening to vast balconies • Large spa, sauna, and outdoor shower • Lift entry on two levels • Laundry with ample storage • 4 garaged parking bays plus guest parking • Facilities include outdoor pool and gymnasium • Security intercom access • Opportunity to generate an income of \$145,000 annually from Airbnb • Airbnb inventory (furniture to be included in the sale) • Interiors styled by award-winning Interior Designer, Adri-ann Brown (Blu Peter) Rates: \$2,903.74 p/a approx Water: \$1,586.97 p/a approx Strata: \$4,132.95 p/q approx All offers to be presented before 4pm Monday 13th May 2024. Owner reserves the right to sell prior to this date.