

**304/1 Bristol Lane, Mindarie, WA 6030**

**Unit For Sale**

Friday, 5 April 2024

304/1 Bristol Lane, Mindarie, WA 6030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Matt Nylander  
0435046706

## ALL OFFERS PRESENTED!!

ALL OFFERS PRESENTED TUESDAY 16/04\*It doesn't get much better than this incredible two-bedroom, two-bathroom apartment located just a stone's throw away from the famous Mindarie Marina. Perched on the upper-level front row of this beautifully appointed luxury apartment complex, this spacious apartment commands uninterrupted views across the marina and out to the crystal-clear waters of the Indian Ocean. Offering a superior, easy-care lifestyle, this apartment is not to be passed on.You'll live just 100m from the Mindarie Marina boat pens and 1km from the pristine coastline, with several popular cafes, pubs, restaurants and parks on your doorstep. The high-end complex is well-maintained, and the apartment has been cleverly designed to maximise the harbour view, ensuring you'll enjoy breathtaking sunsets from multiple rooms.As you enter the open-plan living area, you'll be greeted by panoramic vistas of the marina, seamlessly blending modern design with refined living. The chef's kitchen boasts sleek Smeg appliances, stone benchtops, and ample storage, perfect for entertaining guests. You'll appreciate the convenience of a built-in desk, ideal for working from home, while the expansive balcony is perfect for alfresco dining or sunset cocktails.Retreat to the master suite, complete with a generous walk-in robe and a luxurious ensuite featuring double vanities and a spacious shower. The second bedroom offers versatility and comfort, with a large built-in robe and access to a well-appointed bathroom with laundry facilities.Enjoy the ultimate coastal lifestyle with the marina at your doorstep and the pristine West Australian coastline a mere stroll away. Take advantage of this opportunity to embrace waterfront living at its finest.Special benefits:??Two secure car parking spaces??Storeroom??Split system air conditioning??Low maintenance lifestyle??Ample storage??Quality window treatments??Intercom systemLocation features: ??50 m to the Mindarie Marina waterfront??350m to Claytons Beach ??1.5 km Abbeville Park??Close proximity to a number of schools, including Mindarie Primary School, Quinns Baptist College, Peter Moyes Anglican School, Mindarie Senior College??5 min drive to Ocean Keys Shopping Centre??7 min drive to Clarkson train station \*Seller reserves the right to accept an offer prior to the set date.