

**306/1 Bristol Lane, Mindarie, WA 6030**



**Apartment For Sale**

Tuesday, 7 May 2024

306/1 Bristol Lane, Mindarie, WA 6030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 99 m2**

**Type: Apartment**



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## CLOSING DATE SALE 11 JUNE

Nestled high up on the third floor of "The Marina Oceanside Apartments" development, this stylish and modern 2 bedroom 2 bathroom residence stunningly benefits from breathtaking views of our crystal-clear Indian Ocean waters, as well as the bustling activity of Mindarie Marina down below, opening the door to a brighter future in one of the finest coastal locations imaginable. Secure access to the front door comes via a lift from the lobby on the second level, with additional access from the under-cover carpark simply an added bonus. Conveniently, two secure side-by-side car bays can be found downstairs, as can a 4sqm (approx.) storeroom on the same floor. There are plenty of visitor bays within the carpark also, only metres away from a unisex toilet, a bike/kayak storage area and a door leading you out to the shimmering marina waters. Remote-controlled gated access ensures overall peace of mind, for good measure. An open-plan living, dining and inspired-kitchen area welcomes you inside the light-filled apartment with its gleaming wooden floorboards, built-in stone study nook, split-system air-conditioning, sparkling stone bench tops, breakfast bar for quick bites, double sinks, mirrored splashbacks, storage pantry, microwave nook, ceramic cooktop and quality Blanco under-bench-oven, stainless-steel range-hood and stainless-steel-dishwasher appliances. A full-height sliding door reveals seamless access out on to a fabulous rear balcony with an all-encompassing ocean and marina panorama, taking in the boats, jetty and abundance of water activity at the same time. It truly is the perfect place to entertain friends and family, to the most amazing of natural backdrops. Back inside, carpeted bedrooms can be discovered on opposite ends of the living space – inclusive of a huge master suite with a full-height window, louvers to let those sensual sea breezes filter in, a combined ocean and marina vista to wake up to and a "his and hers" walk-through wardrobe, leading into a large ensuite bathroom with a shower, toilet, twin stone vanities and under-bench storage space. The second bedroom also has full-height windows and enjoys views out to the marina and sea, with a splendid northwest-facing aspect complemented by split-system air-conditioning and mirrored built-in robes. The second bathroom-come-laundry only inches away comprises of a toilet, stone vanities, separate wash trough, over-head and under-bench storage, an internal electric hot-water system and more. There is also a full-height double storage cupboard right next to the apartment's entry door, within the living area. This commanding executive corner complex commands total privacy and tranquillity, with only a leisurely stroll separating it from lush local parklands, beautiful Clayton's Beach, cafes, restaurants, entertainment and the boat pens at the Marina, with other glorious swimming beaches, Mindarie Primary School, Mindarie Senior College, Peter Moyes Anglican Community School and Quinns Baptist College all just a few minutes away in their own right. Wonderful community sporting facilities can also be found nearby, as can shopping at the excellent Ocean Keys precinct. Enjoy a close proximity to bus stops, Clarkson Train Station and the freeway, too. This is your opportunity to be a part of a magical Marina community – and to embrace the most relaxing and desirable of lifestyles in doing so! Features include;

- 2 bedrooms, 2 bathrooms
- Large entry lobby – accessible via street/second level
- Secure swipe-card and audio-intercom access
- Open-plan living/dining/kitchen area with a full-height window/slider to the balcony
- Dishwasher
- Stone bench tops
- Carpeted bedrooms
- Spacious master suite – with a "his and hers" walk-through robe into the ensuite
- Combined main bathroom-come-laundry
- Balcony entertaining
- Stunning ocean and marina views
- Split-system air-conditioning
- Shadow-line ceiling cornices
- Feature down lights
- Skirting boards
- Audio-intercom system
- Complex CCTV security cameras
- Two (2) under-cover side-by-side parking bays
- 4sqm (approx.) lock-up basement storeroom – on the same level as your parking
- Common bike/kayak storage area in the basement – as well as a unisex toilet
- Common drying/clothesline and bin storage areas
- Ample secure under-cover visitor parking
- Additional street parking bays for your guests and visitors to utilise