

3303/16 Dolphin Drive, Mandurah, WA 6210

ACTON

belle
PROPERTY

Apartment For Sale

Wednesday, 29 November 2023

3303/16 Dolphin Drive, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 123 m2

Type: Apartment



Brody Harris
0895502000



Emma Pinington
0895502000

Offers from \$699,000

Brody & Emma from Team Harris proudly introduce this luxury top-floor apartment, that enjoys a northerly aspect overlooking the ever-popular Town Beach, right in the heart of the ocean marina. Positioned within the prestigious Seashells Resort & Apartments, which allows you the flexibility to use as a permanent home, a vacation retreat, or investment option for both short-term accommodation or long-term rental, presenting a lucrative income opportunity. Entertain in style and enjoy leisurely afternoons on your private 34sqm balcony overlooking the water, with a thoughtfully designed indoor/outdoor living space, tastefully appointed chef's kitchen with stone bench tops, European appliances and heaps of storage. Enjoy the benefit of secure lift access, intercom and use of exceptional amenities, including a heated oceanfront swimming pool, spa and tennis court. This fully furnished three-bedroom apartment offers a sophisticated lock-and-leave lifestyle, conveniently located just footsteps away from a vibrant array of restaurants, cafes, bars, shops, entertainment, and the beach and caters to a diverse range of buyers including couples, investors, retirees, downsizers, FIFO or weekenders. This residence is guaranteed to leave a lasting impression, fulfilling every aspect with its exceptional location, breathtaking views, and unparalleled amenities, setting it head and shoulders apart from the rest. Distinctive features:

- Stunning top-floor waterfront apartment with a northerly aspect, located in the heart of the ocean marina
- Renowned Seashells Resort Apartments complex with incredible facilities
- 189sqm lot, 123sqm floorplan, 2007 construction
- 3 bedroom, 2 bathroom configuration
- 2 car side-by-side garage parking with 3sqm store room
- Expansive 34sqm oceanfront balcony overlooking Town Beach
- Secure complex with gated parking, lift and intercom access
- Use of resort facilities including heated oceanfront swimming pool, spa and tennis court
- Functional free-flowing design with optimal indoor/outdoor living and entertaining
- Stunning waterfall kitchen with stainless steel appliances, dishwasher and plenty of storage
- Stone benchtops throughout kitchen and both bathrooms/laundry
- Master suite with waterfront balcony, generous walk-in-robe and private ensuite with floor-to-ceiling tiling, stone bench & opulent spa-bath
- Reverse cycle air conditioning plus ceiling fans
- Easy care lock and leave lifestyle, ideally suited for couples, investors (long-term or short stay), retirees, down sizers or weekenders
- Sought-after central location with all entertainment and amenities at your fingertips including; marina, beach, town, restaurants, cafes, bars, shops, parks, schools & transport
- Approximate rental appraisal of \$700-750 per week for a long-term lease

Approximate outgoings:

- Strata Levy: \$3,566 per quarter
- Council Rates: \$2,500 per annum
- Water Rates: \$1,526 per annum

INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. While we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.