

402/5 Marco Polo Drive, Mandurah, WA 6210

ACTON

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PROPERTY

Apartment For Sale

Wednesday, 13 December 2023

402/5 Marco Polo Drive, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type: Apartment



Brody Harris
0895502000



Emma Pinington
0895502000

Low \$1,000,000's

Brody & Emma from Team Harris proudly welcome this luxury waterfront Marina apartment to the market. Nestled within the desirable Seapoint building of the sought-after Marco Polo apartments, this remarkable three-bedroom property is destined to leave a lasting impression, and will inevitably be love at first sight. From its premiere location the breathtaking Estuary vistas stretch as far as the eye can see, providing a picturesque backdrop that can be enjoyed from every room. Exuding sophistication and elegance with its exceptional quality, high-level security, and outstanding amenities including swimming pool, spa, gym and more, it fulfills every aspect for an exceptional lifestyle that will undoubtedly capture your heart. Enjoy front-row seats to Mandurah's best events, leisurely afternoons and incredible sunsets from your expansive 43sqm balcony with captivating views across the water. The integrated indoor/outdoor living areas allow the ultimate entertaining experience, featuring a tastefully designed chef's kitchen with stone waterfall benchtops, European appliances, and high-end finishes throughout. 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, retirees, downsizers, upgraders, FIFO or weekenders. Distinctive features:

- Stunning luxury waterfront apartment located in the heart of the ocean marina
- Sensational estuary views over the foreshore, bridges and beyond
- 4th floor apartment within the desirable Seapoint building of the renowned Marco Polo complex
- Full use of world class facilities including swimming pool, spa, gym & more
- 230sqm lot, 156sqm floorplan, 2009 construction
- Three spacious bedrooms + two quality bathrooms
- Two secure side-by-side undercover parking bays, close proximity to the entry
- Floor-to-ceiling windows that encapsulate uninterrupted water views from every room
- Incredibly spacious free-flowing design for optimal indoor/outdoor living & entertaining
- Sizable 43sqm waterfront balcony adjoining main living
- Gorgeous chefs kitchen with stone waterfall benchtops, quality appliances and plenty of storage
- Luxurious ensuite with double vanities, opulent bath with water views, walk-in shower & separate WC
- Generous walk-in robe to main bedroom wing + built-in robes to 2 bedrooms
- High shadow-line ceilings, quality fittings and high-spec finishes throughout
- Laundry with built-in linen and plenty of storage
- Reverse cycle ducted air conditioning + NBN into the apartment
- Separate secure storage bay with full strata approved privacy screens
- High security complex with new remote visitor access system + intercom + secure lift access to each floor + private parking
- Easy care lock and leave lifestyle, ideally suited for couples, retirees, downsizers, upgraders, FIFO or weekenders
- Sought-after location with all entertainment and amenities at your fingertips including; marina, beach, town, restaurants, cafes, bars, shops, parks, schools & transport
- Optional extra: approx \$25K worth of stylish & immaculate furniture can be included in the sale

Approximate outgoings:

- Strata Levies: \$2,960 per quarter
- Council Rates: \$3,180 per annum
- Water Rates: \$1,526 per annum

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