

# 73 Waterway Crescent, Ascot, WA 6104

## House For Sale

Wednesday, 3 January 2024

73 Waterway Crescent, Ascot, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 237 m2

Type: House



Paul Brookes  
1300243629



Cameron Hall  
1300243629

## **CURRENT BID \$1,025,000**

Auction Location: On-Line\*\*CURRENT BID \$1,025,000\*\*OPENN NEGOTIATION (FLEXIBLE) LIVE ONLINE AUCTIONFinal bidding stage for approved bidders: Sunday 21st January @ 5:00pm (Unless sold prior) \*\* Log into OPENN.COM.AU and register to observe and watch it LIVE for free\*\*\*\* You MUST be qualified to bid! Contact Paul or Cameron to find out how\*\*Nestled in a coveted dress circle location, boasting uninterrupted panoramic views of the Perth City skyline and the tranquil Swan River, this three-storey residence offers the epitome of luxury living with meticulous attention to detail and high-end finishes throughout you are expecting.As you enter from your private front courtyard, the warmth of gleaming Tasmanian Oak flooring creates an inviting warm ambiance, leading you through the spacious open living areas and a simply eye catching modern kitchen. Expansive windows, frame the stunning West-facing city views, allowing natural light to flood the interiors and providing a constant connection to the lush urban landscape.The plush comfort of high-quality Berber wool carpeting graces the upper levels, ensuring a cozy retreat in the private spaces of the home. Enhancing both aesthetics and functionality, Western Red Cedar shutters adorn the windows, allowing you to control light and privacy while adding a touch of elegance to the interiors.Enjoy your LARGE master bedroom and modern en-suite, 2 additional good sized bedrooms with built in robes, year-round comfort with ducted reverse cycle air conditioning providing efficient climate control throughout the entire home. Recently renovated bathrooms and toilets on two levels showcase modern design and premium fixtures, ensuring both style and convenience. The utility/powder room has also been thoughtfully updated, offering versatility and practicality for your daily needs.Downstairs the formal lounge area is further enhanced by the ambiance of an instant gas fire, perfect for cozy evenings and creating a welcoming focal point in this sophisticated space.Outside, the alfresco entertaining area is not just a feature; it's a testament to the meticulous design and attention to detail that defines this residence. Built-in LED downlighting into the cedar lined ceiling creates a warm and inviting atmosphere, allowing you to enjoy this enchanting space well into the evening. The thoughtful addition of a ceiling fan ensures a pleasant breeze on warm days, enhancing the overall comfort of your outdoor experience.This remarkable residence is not just a home; it's a sanctuary of luxury and refinement. With its unparalleled views, premium materials, and carefully curated features, this property invites you to experience the best of ASCOT WATERS living in style and comfort. Rates:Water: \$1446.16 per annumCouncil: \$2427.79 per annumContact LOCAL LISTING AGENTS Paul Brookes on 0408940156 or Cameron Hall on 0406726104 for more prompt information. Service with a smile!Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.