

83/16 Marina Drive, Ascot, WA 6104



House For Sale

Wednesday, 8 November 2023

83/16 Marina Drive, Ascot, WA 6104

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 139 m2

Type: House



Andrew Huggins
0892773555



Toby Huggins
0892773555

From \$759,000

Live in luxury in this exclusive boutique apartment & enjoy the rare opportunity to own in this tranquil Marina East complex with the Swan River and Ascot Marina on your doorstep. This award-winning development was designed to make the most of the enviable riverside location maximising panoramic views, natural light, the calming sounds of the wildlife, river breezes and water views. The complex is a seamless blend of luxury and convenience with its lush gardens, gym, yoga area, sauna and barbecue pavilion. Whether paddle boarding, kayaking, fishing or exploring the riverside walkways and cycle paths, there are endless activities on offer. With direct access to the Marina boardwalk & parklands, Perth's best attractions are all within your reach.

The property:

- Architecturally designed riverside living
- Secure building with fob key/remote access
- Audio-visual intercom system
- Onsite Building Manager
- Situated on the 6th floor with balcony views of Marina & BBQ Pavilion set in lush gardens
- Neutral & modern design with quality fixtures & fittings
- Reverse cycle ducted MITSUBISHI air conditioner with zone control
- Low maintenance roll down blinds
- Timber flooring
- Surface mounted downlights throughout
- Light filled tiled open plan kitchen, dining & lounge with timber floorboards
- Living area includes built in study nook
- NBN ready
- Sleek kitchen with soft closing cupboards & drawers, breakfast bar, huge fridge recess with water point, Miele appliances including induction cooktop, oven, dishwasher + built in microwave
- Stone benchtops throughout
- Laundry adjacent to kitchen includes FISHER N PAYKEL dryer, plenty of storage and bench space so can also be used as scullery
- NEW carpets to bedrooms
- Master bedroom with marina views, floor to ceiling built in mirrored double robes + ensuite
- Secondary bedroom with residential views, floor to ceiling built in mirrored robe
- Both bathrooms include floor to ceilings tiles
- Floor-to-ceiling doors open up on to a generous sized balcony off open plan living area
- 2x secure, undercover car bays (tandem)
- 5m2 fully secure, lockable storeroom

139m2 with 85m2 of internal living space

Complex facilities:

- Secure equipped gym
- Stand-up paddle boards and kayaks available to be booked out for usage
- Sauna overlooking the river
- Yoga area with mats and TV provided
- Barbecue pavilions with built-in seating, BBQs & kitchen facilities provided

Located in the heart of Ascot, this property is in a prime location for those who want to be close to everything! You are just a short walk to the Swan River, Marina boardwalk, parklands & Ascot Raceway. Local shops, cafes, restaurants and public transportation are all easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth offers including the airport. Approximately 5km from the CBD, 3km from Optus Stadium and an easy distance to Crown Perth's popular entertainment hub. Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$750.00-\$760.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.