

89/171 West Coast Highway, Scarborough, WA 6019 **RayWhite**

## Apartment For Sale

Tuesday, 16 January 2024

89/171 West Coast Highway, Scarborough, WA 6019

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 151 m2

Type: Apartment



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## CONTACT AGENT

Drawing on its local context and proudly offering a strong connection to nature, the inspirational three-bedroom, two-bathroom ocean facing residence is one of Western Australia's finest examples of true beachside living. After all, walking from dunes to doorstep without crossing a single road is indeed a claim only a handful of homes along Perth's metro coastline can make. Welcome to The Beach Shack, a superb low scale group of residences that needs little introduction. Inheriting its unique place and character through design, it sits on revered ground steps to the famed white sands of Scarborough Beach. With the design smarts and innovation, you would expect of the world class ocean side lifestyle, the home reflects its organic surrounds and offers dress circle seats to the finest show on earth. The interior design is clean and sophisticated. With a clear coastal influence, the apartment has been finished with earthy and beach colours. Its neutral palette references the natural landscape beyond its windows and cleverly connects with the dunes below. With an energy efficient building envelope, the home enjoys passive cooling features such as overhanging soffits, cross ventilation, and extensive natural light. Double glazed windows and doors, a combination of sheer and block out window treatments and its prized northern orientation add to the overall appeal and liveability. At a glance; -Absolute beachfront three-bedroom, two-bathroom apartment with sweeping panoramic ocean views-Superb kitchen facilities with natural stone benchtops, ample soft-close warm-toned cabinetry, double ocean facing sinks, premium cooking appliances, integrated dishwasher, and generous workspace-Open plan living and dining with stunning high ceilings and feature lighting flowing through stacking sliders to the balcony, highlighting the ocean views-Refined master suite enjoying vast north and west views to Trigg Beach and beyond, spacious fitted robe and a superbly appointed ensuite bathroom with a large shower, engineered stone vanity, and an LED-lit smart mirror. There is also sliding door access to a private north facing balcony-Two further bedrooms enjoy abundant natural light, built-in cabinetry and are serviced by the second bathroom/laundry. Full height tiling, frameless shower screen, bespoke cabinetry and an in-wall WC continue the refined internal finishes-Ducted reverse cycle air-conditioning-LED lighting, USB, and power wall sockets-Timber flooring throughout with plush carpets in bedrooms-Built in display and storage cabinetry-Two private and secure underground car bays-Generous storage room plus storage for bikes, surf skis and surf boards and a change room-Private beach access to pristine Scarborough Beach-A 100% residential boutique development with no commercial units in the complex and ample visitor parking bays-AV intercom, CCTV and security gates and lighting-Easy access drying court and garbage chutes on the same level -Resident amenities are second to none including a gorgeous lounge, library, function room with kitchenette and dining area. A large games room offers a variety of activities and a dedicated card table area. Outdoor BBQ areas, gas fire pits, outdoor showers, designated surfboard and kayak storage facilities and higher car parking limits to accommodate surfboard or bike holding racks -The design palette deployed in the communal areas is congruent with its surrounds. Composite timber battens, stone paving, native plants, and loose stones to reflect the adjacent sand dune landscape-Boutique and personalized feel with only six floorsThe architectural prowess used in the development references its coastal context. A nod to the undulating dunes, curved wave shapes and soft lines of the coast are reflected throughout the residence. However, there is a much more compelling reason to fall in love with the home. It offers a rare opportunity to enjoy an uninterrupted ocean outlook whilst being absolute beachfront. For more information about this spectacular lifestyle residence, or to organise your own private inspection please contact Vivien Yap on 0433 258 818. Rates & Local Information: Water Rates: \$1747.92 (2022/23) City of Stirling : \$2,806.29 (2023/24) Primary School Catchment: Deanmore Primary School Secondary School Catchments: Carine High School DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.