

91/171 West Coast Highway, Scarborough, WA 6019 *MOUVE*

Apartment For Sale

Thursday, 4 April 2024

91/171 West Coast Highway, Scarborough, WA 6019

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Chris Tonich
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All Offers Presented

With the only thing separating this exceptional apartment from the ocean is sand, this stunning residence will tick all the boxes! Developed by boutique developers Norup + Wilson, the Beach Shack offers residents a luxury lifestyle that blends the convenience of technology with the quintessential laid-back coastal living synonymous with Scarborough. Luxury, coastal living, situated right on picturesque Scarborough Beach, the residents experience beachfront living on a whole new level. An opportunity has arisen for an astute investor or occupier looking to purchase lifestyle, SECURE this beautifully presented three-bedroom apartment boasting a North/West facing balcony with views of the spectacular Indian Ocean. Residence boasts: + 3 spacious bedrooms+ Private master ensuite+ Well-appointed guest bathroom+ Two secure car bays+ Contemporary open plan living+ North/West facing balcony with spectacular Indian ocean views+ Separate dedicated laundry area + Quality designer tapware, fixtures and fittings+ Free to Air and Pay-tv (Foxtel) points + Keyless entry door locks; fibre optic and interconnected building backbone, remotely controllable lights+ Zoned controlled ducted reverse cycle air conditioning to living areas and bedrooms+ Visitor parking bays on site Location+ Close to transport options and easy access to major arterials+ A short drive to the newly expanded Karrinyup Shopping Centre, Innaloo Shopping Centre and Osborne Park+ Minutes to Floreat, City Beach & Trigg Beaches plus the famous Mettam's Pool+ Walk to Scarborough's pool, skate park, amphitheatre, café's, restaurants, bars and shopping strip Building Services+ Provision for access to high-speed internet service+ Security controlled gates are provided to car park areas+ Keyless electronic access to ground floor lobby after hours and floors are secured by access control+ Public access to visitors parking area+ Video intercom system to control access to residential floors+ Secure building with intercom access, CCTV and security lighting+ Bin chute on your level (general waste and recycling)+ Rainwater reticulated landscaped gardens and communal areas + Handyman / Facility Manager on call 24/7 Shared Services+ Residents lounge and library area with fireplace+ Residents Function room – including kitchenette and dining area+ Games Room - providing an assortment of game tables+ Outdoor BBQ's and gas fire pits+ Yoga room / Zen area+ Extensive bicycle parking and oversized storerooms+ Surf Ski storage racks+ Dedicated surfboard store and change room+ Man Shed” with work bench and assorted power tools / tools+ Outdoor shower and wash down area

Strata Area
Internal area: 116sqm
Balcony area: 15sqm
Store: 6sqm
Total: 137sqm
Current Lease
Lease amount: \$1,050 per week
Lease expiry: November 2024
Note: Diplomatic clause in current lease allows the tenant to terminate the lease by giving 3 months notice.
Outgoings
Council Rates - Approx \$2,558.83 per annum
Strata levies - Approx \$1,567 per quarter
Sales Process
All offers presented 2pm (AWST) Tuesday 23 April 2024 unless sold prior. For more information contact exclusive selling agent Chris Tonich.