

# 1/23 Galileo Loop, Mandurah, WA 6210

Mandurah

## Apartment For Sale

Friday, 5 July 2024

1/23 Galileo Loop, Mandurah, WA 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 216 m2**

**Type: Apartment**



Alison Hobbs

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## Best Offer Over \$1,200,000

This gorgeous apartment captures awesome water views to the North as it overlooks the canals in South Harbour at Mandurah Ocean Marina where you can relax on your balcony and watch the dolphins frolic in the water below. Entertainment is a breeze as it's a short 1-minute walk to all the fabulous bars and restaurants. If you need a change of lifestyle where you have no maintenance to worry about and love to just relax with friends and family this could be for you. Partially furnished, this 4 bedroom, 3 bathroom apartment offers so many options to the lucky buyer as there is a totally self-contained studio downstairs that can be let full time or nightly if the owners desire. Otherwise, it offers a fantastic guest or extended family situation for friends or family. The main 3 bedroom, 2 bath apartment is all one level. Upon entry you will see a gorgeous lounge area complete with feature electronic fire place and beautiful water views of the canal. Finished with beautiful stone benchtops, timber flooring, high ceilings, modern plantation shutters, stunning light fittings and gorgeous water views, you will no doubt be impressed when you inspect it. The building is very secure with fob entry to the glass elevator or the double garage area. The lounge area leads out to the stunning balcony where you spend so much of your time admiring the dolphins and water views and sparkling lights at night. You'll also get beautiful sunsets from here! The water and power are also connected. The kitchen is well appointed with Smeg appliances including dishwasher, 900 induction cooktop, 900 electric oven, double fridge with plumbing, built in microwave, overhead cupboards, pendant lights, utility cupboard, canopy rangehood, stunning stone breakfast bar with water fall edges and much more. The dining area is off the kitchen as can accommodate a large dining suite. The separate theatre has feature coffered ceilings and sliding double doors and is perfect for movie nights. The luxurious master bedroom suite is amazing with a huge King size bedroom with ceiling fan, large fully fitted out walk in robe, stunning ensuite with stone tops, double vanity basins, large shower with glass screens and shelving, heated towel rail, gorgeous bath to relax in after a hard day and separate WC. The 2 minor bedrooms are also large with ceiling fans and fully fitted out built in robes and the TV brackets will stay. The second bathroom also has a bath, stone tops, single vanity and shower with shelf. The laundry has overheads and a linen cupboard and separate WC and double sliding door linen cupboards for storage. Feature electronic heater in the lounge room, this can be just a multi coloured visual display or a heater as well. Reverse cycle ducted A/C. The Studio Apartment: This ground floor studio is totally self-contained and is great to accommodate your guests or Airbnb clients if you choose. There is access to the upstairs apartment via the lift or a locked stair case. The studio takes in the water views as well and has plantation shutters, kitchenette, walk in robe and ensuite with shower single vanity. Secure covered parking for 2 cars side by side plus plenty of parking for visitors nearby. Large secure store room with roller doors for all your incidentals. NBN connected and cabling to all bedrooms. LED and halogen lighting. Intercom and security. Building by Webb Brown Neaves. Separate electrical submeter for the studio in case it is leased. All furniture can be included. Option to rent a jetty/mooring in the canals directly opposite from the council for approx. \$1,900 pa. Council Rates: Approx \$2,900 pa. Water Rates: Approx \$1,535 pa. Strata Fees: \$1,893 p/q. The location and quality in this apartment are second to none so if you want a fantastic lifestyle change with the bonus of a studio that offers so many opportunities to the lucky buyer, don't hesitate to contact Alison Hobbs to arrange a private viewing on 0416 134 623. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.