

16/35 Esplanade, Nedlands, WA, 6009



Apartment For Sale

Friday, 16 August 2024

16/35 Esplanade, Nedlands, WA, 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



John Hunter

RIVERSIDE LUXURY LIVING

OFFERS TO BE PRESENTED ON OR BEFORE 5PM MONDAY THE 2ND SEPTEMBER 2024. The Seller reserves the right to sell prior.

Stunningly situated on the third floor of "The Esplanade" - a quality modern five-storey complex that overlooks our picturesque Swan River and the sprawling Nedlands foreshore parkland - this spacious 3 bedroom 2 bathroom apartment is one of only three residences sharing the same level, expertly designed to maximise amazing uninterrupted views of the water and its surrounding natural scenery.

High ceilings and generous proportions grace the open-plan living, dining and kitchen area, where most of your casual time will definitely be spent. The living zone plays host to custom built-in storage and in-ceiling Sonos audio speakers, with the "chef's dream" of a kitchen comprising of sparkling stone bench tops, sleek cabinetry, soft-closing drawers, double sinks, a water-filter tap, Miele oven, Miele microwave/combi oven and warming-drawer and integrated Miele range-hood, dishwasher and fridge/freezer.

Sliding-stacker doors seamlessly extend the living space out to a fabulous alfresco-style entertaining balcony with louvers for cross-flow ventilation and a mesmerising south-easterly backdrop that encompasses the river, foreshore greenery, exclusive local yacht clubs and the surrounding treetops. What an outlook.

Back inside, the bedrooms share access to their own "second" balcony with its own external louvers and a pleasant tree-lined water aspect to wake up to. The larger master suite is the obvious pick of the sleeping quarters with its triple built-in wardrobes and fully-tiled ensuite bathroom - shower, separate bathtub, toilet, twin "his and hers" stone vanities and mirrored cabinetry.

The second bedroom has built-in robes also, as does a versatile third bedroom, home office or potential second lounge room - accessible from the kitchen via a feature cavity slider.

A separate main bathroom provides a generous shower, stone vanity, mirrored cabinetry and a toilet.

A separate powder room (with a stone vanity) is perfect for visitors.

A well-appointed laundry with a stone bench top, houses a concealed iron, a linen cupboard and additional storage.

A large hall cupboard provides additional storage.

A 4mx4m storage facility is provided in the basement car park adjacent to the apartment's two easily accessible car bays.

35 Esplanade provides residents with an exceptional quality of life. Residents have exclusive access to tranquil communal gardens built around a spectacular 20-metre long heated swimming pool, suitable for lap-swimming or walking. Relax on the furnished poolside deck overlooking the river and beautiful Charles Court Reserve.

The backdrop to this tranquil area is the immaculately-restored former Steve's Hotel.

The garden also provides fresh herbs and leaves for residents.

No other development in the Nedlands/Crawley precinct offers comparable common facilities for the exclusive use of owners and their guests.

At the front of the complex is a secure, fully-equipped gymnasium - fitted out with high-quality near-new exercise equipment and new flooring.

Enjoy walks along the riverbank, meet friends at Steves Bar and Cafe, walk to Matilda Bay restaurant and the Nedlands Yacht Club, stroll along Broadway to nearby restaurants and cafes and enjoy access to the beautiful campus of the University of Western Australia.

35 Esplanade is a short drive to the city, and is serviced by nearby bus stops and the City of Perth purple CAT. Nedlands Golf, Croquet and Tennis Clubs are nearby. Shop at nearby Broadway Fair Shopping Centre and enjoy easy access to world-class shopping at Claremont Quarter.

Features:

- ☑ Secure swipe/fob access into the complex, with a lift taking you up to Level Three and down to your two (2) allocated parking bays in the basement
- ☑ Breath-taking river and foreshore views
- ☑ Wooden floorboards
- ☑ Large open-plan living/dining/kitchen area
- ☑ Quality kitchen with stone bench tops and integrated Miele appliances (including a dishwasher)
- ☑ BIR's to all bedrooms - including the master suite
- ☑ Floor-to-ceiling tiling to all wet areas - including both bathrooms
- ☑ Separate laundry
- ☑ Powder room
- ☑ Alfresco/balcony entertaining
- ☑ Double-door cloak cupboard
- ☑ Daikin ducted reverse-cycle air-conditioning system
- ☑ Integrated audio ceiling speakers
- ☑ Shadow-line ceiling cornices
- ☑ Tall feature skirting boards
- ☑ Full-height internal doors
- ☑ Full-height windows/sliders
- ☑ Outdoor power point to the balcony
- ☑ A/V intercom system
- ☑ Communal gym and heated swimming pool
- ☑ Well-maintained communal herb/vegetable garden for owners to enjoy
- ☑ Low-maintenance complex gardens
- ☑ Secure storage for bicycles in the basement
- ☑ Ample visitor-parking bays situated along the Esplanade and only footsteps from the complex