

# 4/1 Florian Mews, Mandurah, WA 6210



## Apartment For Sale

Thursday, 11 January 2024

4/1 Florian Mews, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Apartment



Darren Krishnan  
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**\$1,200,000**

Are you looking for Location, Lifestyle and Luxury? Look no further. This magnificent two level executive penthouse with panoramic views over the Mandurah canals and Ocean will take your breath away, with its high quality finish and fittings dedicated to ensuring your life is pampered and relaxed. Situated on the fourth floor, this penthouse has a great design offering two separate living areas, an open-plan kitchen, dining and lounge overlooking the canals and a kitchenette on the second level. This penthouse also boasts a total of 309sqm over two levels plus 100sqm over 5 separate balconies. FEATURES BULLETS: • Stunning double storey penthouse with 4 bedrooms and 3 bathrooms. • Two master bedrooms with ensuite, spa baths and walk-in wardrobes. • Open-plan kitchen, dining and lounge overlooking the canals, outdoor entertaining areas. • Second living area on the second level complimented with kitchenette. • Spacious kitchen fit out with granite benchtops with plenty of storage. • High ceilings with quality fixtures and fittings throughout penthouse. • Boasting over 440sqm in living area over two levels including balconies. • Stunning views from 5 balconies to the ocean, marina, and canals. • Secured apartments with private lift to penthouse and video entry. • Secure double parking lockup garage plus storeroom. • Vac system, reverse cycle air conditioning, gas bayonet. Strata Levies: \$1,350.30 P/Q approx. Water- Rates: \$1525.00 P/A approx. Shire Rate: \$3400 P/A approx. Enjoy being so close to everything! Take a stroll down to Mandurah boardwalk, Mandurah town, fabulous restaurants, cafes and cinemas. Entertain your envious guests all year round with your new lifestyle. This is truly one of Mandurah's finest two-level penthouse and you will want to view it! Don't miss out on this opportunity. Call Darren Krishnan Today on 0403 736 873