

**501/1-3 The Esplanade, Mount Pleasant, WA 6153**



**Apartment For Sale**

Friday, 5 July 2024

501/1-3 The Esplanade, Mount Pleasant, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Charlie Clarke  
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## All Offers Presented

Discover elegance and comfort in this exclusive three-bedroom, two-bathroom residence situated on the picturesque banks of the Swan River. Nestled in one of Perth's most coveted riverfront suburbs, this home offers a lifestyle of sophistication and convenience. From the moment you step into the spacious open-plan living area, you'll be captivated by stunning views out to the river and Perth hills. Floor-to-ceiling glass windows in the living, kitchen, and dining areas ensure you enjoy these stunning vistas. Slide open the doors to your wrap-around balcony and relish a morning coffee or a sunset wine while soaking in the serene beauty of the riverside landscape. The residence boasts three spacious bedrooms, with the master suite offering walk-in robes and a luxurious ensuite. Quality finishes include stone benchtops in the kitchen and bathrooms, and high-end appliances. The second and third bedrooms, with double mirrored robes share a contemporary bathroom. Residents of this secure boutique development can indulge in a range of resort-style facilities, including a large lap pool, sauna, well-equipped gymnasium, BBQ area, and secure parking for two vehicles. A private laundry, ample storage, and a storeroom for bikes and bulkier items add to the convenience of this exceptional home. Enjoy riverside strolls or cycles to local cafes, restaurants, and bars. This prime location offers easy access to several quality schools, including Applecross SHS, Aquinas, and Penrhos Colleges, as well as shopping at Westfield Booragoon and the convenience of Canning Bridge Train Station. The proximity to Perth CBD ensures you can enjoy a vibrant city lifestyle with ease.

**Key Features:**

- Open-plan living with floor-to-ceiling windows
- Stone benchtops in the kitchen and bathrooms
- Secure lift access and video intercom
- Two secure undercover car bays
- Reverse cycle air-conditioning
- Three bedrooms, including an ensuite in the main bedroom.
- Two bathrooms.
- Expansive wrap-around balcony
- Resort-style facilities: pool, gym, sauna, and BBQ area
- Separate laundry.
- Secure storeroom

**Location Highlights (Approximate Distances):**

- Deep Water Point: 1.2km
- Mount Pleasant Primary School: 2.6km
- Applecross Senior High School: 2.8km
- Westfield Booragoon: 3.3km
- Heathcote Reserve: 1.5km
- Canning Bridge Station: 670m
- Aquinas College: 2.6km
- The Rowing Pavilion: 40m
- Penrhos College: 3.1km
- Curtin University: 4.7km

Embrace the ultimate riverside lifestyle in this stunning residence at 1 The Esplanade - one of Perth's most desirable addresses! For further information or to arrange an inspection contact Charlie Clarke on 0406 626 527 or Chadd Boucher on 0433 043 437.