

# 1/134 Marine Parade, Cottesloe, WA, 6011



## House For Sale

Wednesday, 14 August 2024

1/134 Marine Parade, Cottesloe, WA, 6011

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bev Heymans  
0893868255

## Absolute Oceanfront Trophy Home

Offers Closing 10th September 2024 (unless sold prior)

Offering a glittering 180 degree ocean panorama, this fully renovated ground floor apartment is the ultimate beach home. With a front terrace almost equal in size to the apartment, you will be spoilt for choice when it comes to alfresco entertaining/outdoor living.

Features:

- Ocean views - aquamarine blue in the morning, and rose-tinted hues in the evening with Rottneest Island in the distance
- Spacious front terrace with covered and open areas. There are external electric blinds that optimise the outdoor areas and make them usable year-round, rain or shine.
- Built in BBQ and sink
- Renovated to a very high standard
- Full height glass doors maximise the views, and ensure the living and kitchen are bathed in light and enjoy the sea breezes that sweep through.
- Designer kitchen with top end appliances, massive central marble island, and an abundance of quality cabinetry.
- Master bedroom with resort style en-suite bathroom. The piece de resistance is the elevated free-standing bath. Large enough for two, this is an absolute indulgence.
- Second bedroom
- Second bathroom
- Compact laundry
- Two secure car bays
- Lift from garage level directly to the apartment
- Outdoor gas fireplace
- Reverse cycle air conditioning
- 4 camera CCTV system
- Security screens on front doors
- Reticulation to outdoor planters
- Travertine floors in living and bathrooms.
- Timber flooring in bedrooms
- Outdoor shower

It's very rare that you can play where you stay, but that's exactly what is on offer here. Barely 100 meters to one of the foremost beaches in Australia, with an array of restaurants, cafes and bars on your doorstep, you might find it very hard to go to work! Walking and cycling paths wind along the coast, an outdoor gym, playgrounds - your leisure options are endless.

Council Rates: \$2,492.89 p/a approx.

Water Rates: \$1,788.19 p/a approx.

Strata Levies: \$1,240.00 p/q approx.

\*Please note that while best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.