

**24/37 Orsino Blvd, North Coogee, WA, 6163**



**Unit For Sale**

Friday, 16 August 2024

24/37 Orsino Blvd, North Coogee, WA, 6163

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## where luxury living meets coastal serenity

Experience the ultimate coastal lifestyle in this stunning 2-bedroom, 2-bathroom luxury apartment, ideally situated in the heart of Port Coogee. Perched above the vibrant marina, this sophisticated residence offers unparalleled ocean and island views, blending contemporary design with the tranquil rhythm of the sea.

This apartment boasts a gourmet chef's kitchen, featuring polished stone bench tops, a Miele stainless steel oven, 4-burner gas cooktop, integrated range hood, and abundant storage with overhead cabinetry. The seamless integration with the living spaces creates an inviting environment for entertaining. The open plan living and dining areas flow effortlessly onto a vast 28m<sup>2</sup> south-west facing balcony, perfect for enjoying the stunning sunsets over the Indian Ocean. Whether hosting a BBQ or simply relaxing with a book, this space is designed for pure relaxation.

The master bedroom has direct access to the balcony. A walk-in double robe and a luxurious en suite, tiled floor-to-ceiling, complete this serene retreat. The second queen-sized bedroom comes with mirrored built-in robes, and the main bathroom is equally luxurious with a bath/shower combination and ample storage. Additional amenities include a laundry closet, NBN connection, linen storage, secure tandem parking for two cars, and an adjacent storage room.

This residence features its own private courtyard, offering an intimate outdoor space for relaxation, which leads directly to a uniquely landscaped, communal courtyard. This shared space is perfect for socializing with neighbors or hosting gatherings in a beautifully maintained environment.

This property is currently tenanted under a fixed-term lease until 09/10/2024 at \$760 per week, making it an attractive investment opportunity with steady rental income.

Located just footsteps from the pristine waters of Coogee Beach and the bustling Port Coogee Marina, this apartment offers an enviable lifestyle balance of relaxation and recreation. A casual stroll will take you to Port Coogee Village Shopping Centre, approximately 300 meters away, where you'll find grocery shopping, a doctor's surgery, and various cafes. For dining and leisure, Coogee Boathouse, Amuni Wine Bar, and Dome Café are all nearby. The beach and marina are just 200 meters from your doorstep, providing endless opportunities for beachside relaxation and water activities. Additionally, a short 5-kilometer drive or bike ride takes you to the historic city of Fremantle, known for its vibrant arts scene, heritage buildings, and an array of dining and shopping options.

This secure complex, designed by Cameron Chisholm Nicol Architecture, offers lift access, reverse cycle air conditioning throughout, a beautifully landscaped communal courtyard, and ample visitor parking. The property is also pet-friendly, subject to strata by-laws, and provides NBN connectivity.

Every day feels like a holiday in this exceptional Port Coogee apartment, where luxury living meets coastal serenity. Whether you're looking for a serene home or a solid investment, this property offers the best of both worlds.

Don't miss out on this fantastic opportunity to secure a home in a prime location. Contact Ken Yan on 048888 6698 today to arrange a viewing and make this beautiful property yours!

**DISCLAIMER:** The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract.