



Ascot, 2/3 Marina Drive

Swan River Serenity

Discover the essence of peaceful living in the heart of Ascot with this exceptional property at 2/3 Marina Drive. Whether you seek a serene escape or a prime investment, this residence offers the perfect balance of tranquility and convenience.

A whopping 79sqm including garage! Great ground floor balcony but the location is what sets this apartment apart with the riverside lifestyle.

Ascot is known for its elegance and charm, with bustling urban hubs and entertainment options just a short drive away.

What we love:



For Sale

\$365,000

View

ljhooker.com.au/3NR4FGJ

Contact

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LJ Hooker City Residential
(08) 9325 0700

- Prime investment opportunity or fantastic first time buy
- Ample Storage Room
- Ground Floor Apartment
- 1 Bedroom, 1 Bathroom
- Open Plan Living and great pantry storage
- Allocated Garage
- Walking distance to the Swan River
- Short drive to Perth International and Domestic Airports

Rates & Dimensions:

- Council Rates \$1510.72 p.a.
- Water Rates \$984.18 p.a. 22/23 fy
- Strata Levies \$833.89 p.q
- Total Area 79 sqm
- Internal Area 51 sqm
- Balcony/Courtyard Area 8 sqm

More About this Property

Property ID	3NR4FGJ
Property Type	Apartment

Katie Lawley 0448 682 624

Sales Executive | katie.lawley@ljhooker.com.au

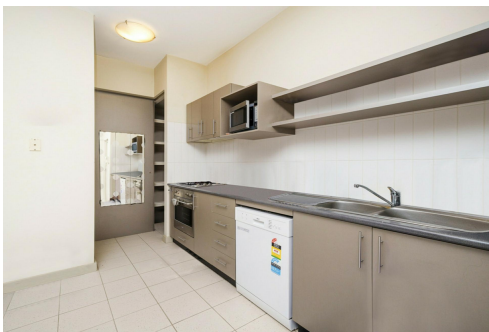
Jake Tranchita 0415 767 021

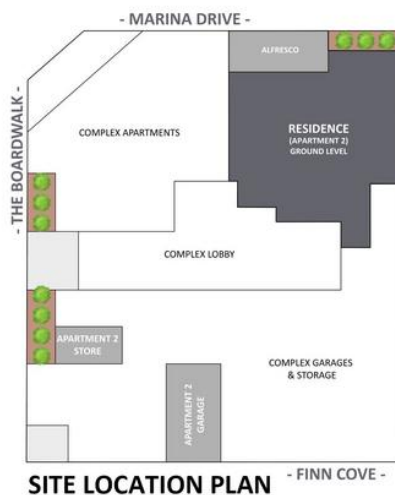
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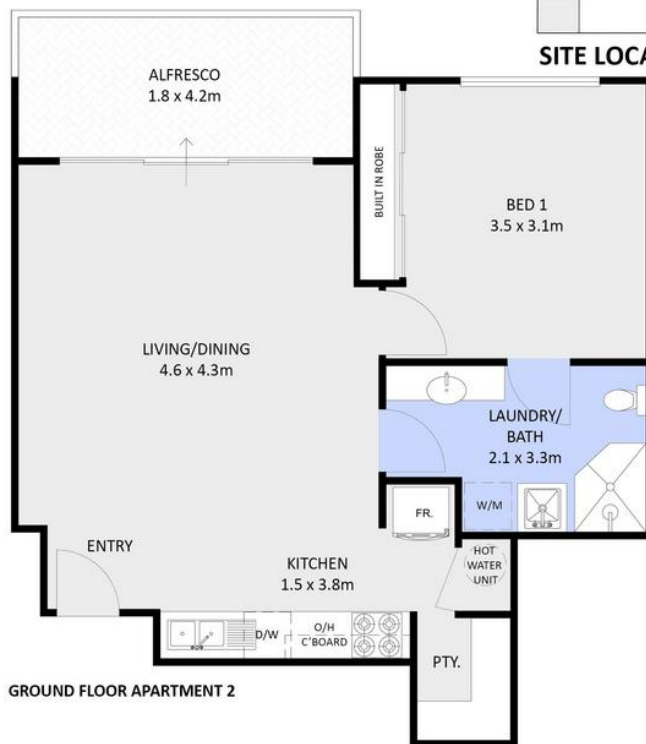
Shop 30, 82 Royal Street, EAST PERTH WA 6004

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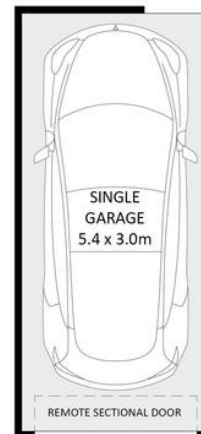




SITE LOCATION PLAN



GROUND FLOOR APARTMENT 2



(not actual location)



(not actual location)

2/3 Marina Drive, Ascot, WA 6104

Living size: 51m² Garage: 16m²
Alfresco: 8m² Store: 4m² Total size: 79m²

1 Bedroom, 1 Bathroom, 1 Car



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The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Measurements do not take into account wall thickness. Landscaping shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarradesign.com



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