

5/16 Marina Drive, Ascot

Complete Class...




Viewings by appointment.

Wake up to tranquil water views and live the resort lifestyle every day in this stunning 190sqm, three-bedroom apartment located right on the marina in Ascot. This apartment offers a rare combination of high-end finishes, smart design, and absolute waterfront living - all in a boutique architect-designed building completed in 2020.

Step inside and you're greeted with rich wooden floors throughout, paired with sleek, floor-to-ceiling tiles in the bathrooms and laundry for a clean, contemporary feel. The layout is incredibly functional, with balcony access from every bedroom and not one, but two balconies - facing north and east - to capture natural light and marina breezes all day long!

The kitchen is a dream for entertainers and foodies alike, featuring Miele appliances, including; a built-in, side-by-side fridge/freezer - plus wide stone benchtops, a breakfast bar, and soft-close cabinetry. The open-plan living area flows effortlessly to the balcony, making it perfect for indoor-outdoor entertaining.

Both bathrooms are beautifully appointed with double vanities, and the ensuite includes a privacy toilet and a deep soaking bath to unwind at

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FOR SALE

Under Offer

AGENTS

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AGENCY

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 **LJ Hooker**

the end of the day. All three bedrooms come with mirrored built-in robes, offering generous storage without sacrificing style.

Comfort and convenience are key here. You'll enjoy ducted reverse-cycle air-conditioning, fast NBN, remote key fob access, and an audio-visual intercom system. The building also offers a range of resort-style facilities including a sauna, gym, yoga room, BBQ area, boating room, and even kayaks and paddleboards ready for use.

Whether you're looking for a serene waterfront lifestyle or a lock-and-leave luxury base, this apartment delivers on every level. Don't miss your chance to live on one of Ascot's most exclusive stretches of waterfront.

The Marina and Apartments is a relatively new facility on the banks of Perth's beautiful Swan River. The Marina consists of "State of the Art" floating jetties and pens with lockable gates and CCTV. All pens have 240-volt electricity, lighting and scheme water and offer a sewerage waste disposal facility for penned boats to use.

What sets this Marina apart on the Swan River is its location - tucked away in a sheltered cove, well removed from the main channel, boat wash, and harsh weather. It's bordered by lush parklands and mature trees, all beautifully maintained by the City of Belmont.

Features include:

- Open plan living with high ceilings, timber flooring and floor-to-ceiling windows opening to the balcony
- Quality finished kitchen with reconstituted stone bench tops, pull out pantry, soft closing cupboards and drawers, water point to fridge recess and Miele appliances including induction cooktop, oven, dishwasher, microwave, and externally vented rangehood
- Spacious bedrooms with high ceilings and built-in robes
- Sleek bathrooms with full height tiles, stone vanity, storage space and bathtub in ensuite
- Reverse cycle ducted air conditioning throughout with zone control
- Spacious wrap-around balcony, with water tap, GPO outlet and breath-taking river views
- 4sqm secure storeroom
- 2 x secure, undercover car bays
- Complete barbecue pavilions with built-in seating, barbecues and fridges provided
- Audio-visual Intercom system
- State of the art recreational facilities including yoga room, gymnasium & sauna
- Kayaks and stand-up paddle boards (SUP) for resident use and storage
- Direct access to the marina boardwalk and parklands
- Boat pens available in the marina downstairs

Points of Interest (all distances are approximate):

Ascot Racecourse - 650m

Belmont Primary School - 750m

Belmont City College - 2.5kms

Belmont Forum Shopping Centre - 4.0kms

Crown Entertainment Complex - 4.3kms

Perth Airport —5.0kms

Perth CBD - 9.0kms

Rates & Dimensions:

Council Rates: \$1,950.25 p.a.

Water Rates: \$1,259.14 p.a.

Strata Admin: \$1,752.23 p/qtr

Strata Reserve: \$428.81 p/qtr

Residence Area: 118sqm

Total Area: 190sqm

MORE DETAILS

Property ID 3T3VFGJ
Property Type Apartment

Brendan Smith 0420 217 818

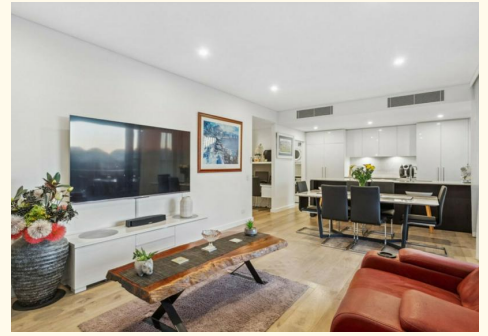
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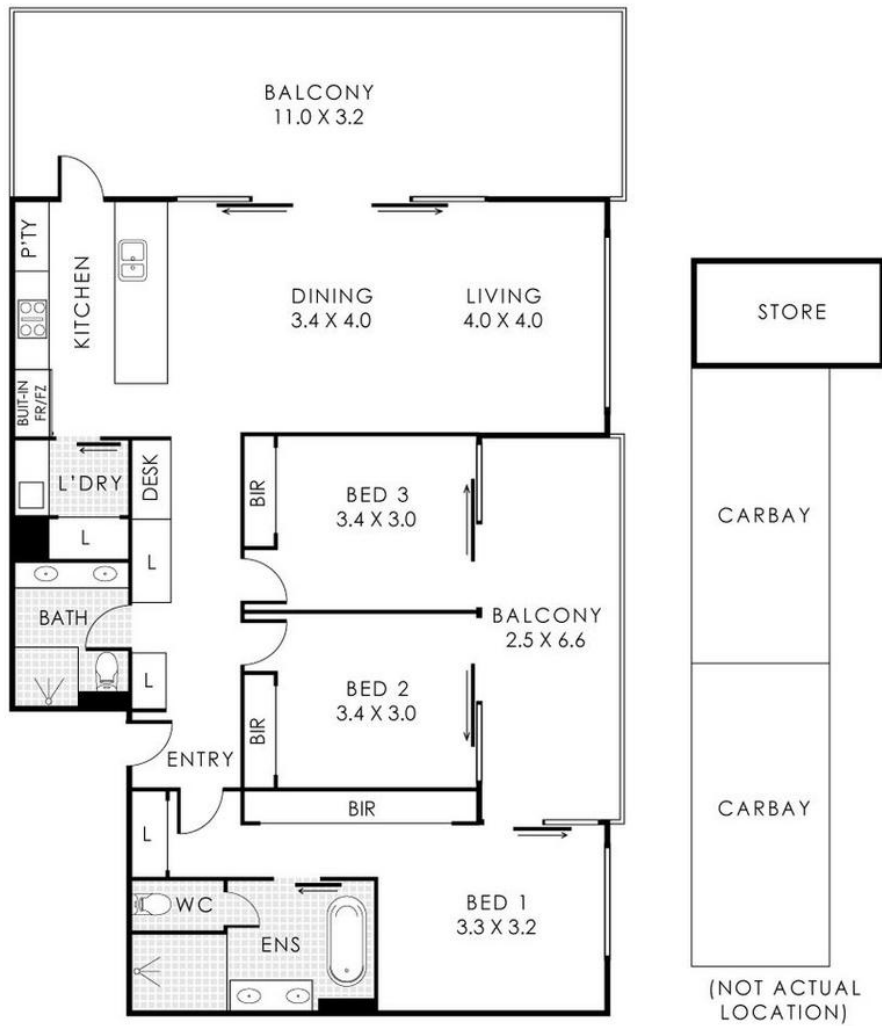
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Residence 118m² | Balcony 43m² | Store 5m² | Carbay 24m²
Total Area 190m²



The floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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