



16 Tidewater Way, Ascot

Space. Style. Secret Oasis.

ACCOMMODATION

Your own private oasis awaits. The low-key frontage secretly masks the stylish, modern designs hidden within this home.

Sitting on a generous 353sqm green-titled block, contemporary styling flows throughout. The home features an enormous open plan kitchen and living area that opens onto a spacious undercover entertaining zone. The customised kitchen is fitted with stainless steel appliances, a waterfall Caesarstone benchtop, and ample built-in storage.

Step outside to a resort-style retreat. The alfresco area features a stunning Mediterranean inspired poolside bar-perfect for entertaining, while the in ground salt water plunge pool is framed by a tropical garden with palm trees. A tranquil goldfish pond and low maintenance gardens complete this private outdoor sanctuary.

Inside, the large master retreat opens to a private balcony. It boasts a large walk-in robe with a makeup vanity, plus an executive ensuite with a vanity and a spacious walk-in shower. Three generously sized bedrooms feature neutral tones and soft carpets. There is also a formal living and study situated towards the front of the home, plus attic storage in the roof.

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FOR SALE

New to Market

VIEW

Thu 22nd Oct @ 5:00PM - 5:30PM

AGENTS

Kim Liew
0430 015 796
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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



This is a rare opportunity to buy into the exclusive Ascot Waters. You will enjoy living minutes to the river, Ascot Racecourse, and a host of restaurants, cafes, shops, parks, schools, and public transport.

FEATURES & BENEFITS

- **Durable Elegance:** The kitchen, laundry, and living areas feature hybrid floorboards, providing a stylish, hard wearing surface that easily stands up to the demands of busy family life while being simple to clean and maintain.
- **Casual Entertaining Hub:** An extended breakfast bar creates a seamless flow for casual dining, morning coffees, or socialising, making the kitchen the true heart of the home.
- **Gourmet Kitchen:** Equipped with a premium stainless steel LOFRA gas cooktop, Westinghouse fan-forced oven, and Uppfriskande rangehood, this kitchen is designed for effortless cooking and superior functionality.
- **Architectural Charm:** Elegant archways in the living rooms add a touch of character and defines the space without closing it off, enhancing the home's flow and visual appeal.
- **Year-Round Comfort:** Enjoy personalised climate control with split-system air conditioning in the master bedroom and open-plan living/dining, complemented by ducted evaporative cooling on the first floor to guarantee comfortable sleep during warmer months.
- **Luxurious Master Retreat:** A beautifully ornate ceiling adds a touch of timeless elegance to the master bedroom, while the spacious walk-in robe with a dedicated makeup vanity elevates the room into a truly special private sanctuary. A large balcony overlooking the front courtyard offers a peaceful, elevated vantage point to enjoy your morning coffee or unwind at the end of the day.
- **Move-In Ready Luxury:** The renovated main bathroom and ensuite boast floor-to-ceiling tiles, delivering a sleek, modern aesthetic that requires zero maintenance and is effortless to clean.
- **Seamless Indoor-Outdoor Living:** The spacious alfresco with quality outdoor decking seamlessly extends the living area, creating an idyllic setting for year-round entertaining and family gatherings.
- **Resort Style Relaxation:** The in ground salt water plunge pool offers a low maintenance, refreshing escape, providing the luxury of resort style living, surrounded by a mature, low-maintenance garden.
- **Zen Entertaining Oasis:** A stunning Mediterranean inspired poolside bar sets the stage for vibrant alfresco gatherings, while the tranquil goldfish pond delivers a calming, zen like ambiance for ultimate outdoor relaxation.
- **Functional Design:** A fully fitted laundry with built-in cupboards and bench space transforms and organised the household.
- **Ultimate Clutter Buster:** Attic storage with convenient ladder access provides a practical, out-of-sight solution for storing seasonal items, suitcases, and family keepsakes.
- **Ambient Efficiency:** LED and designer pendant lightings throughout the home create a warm, modern ambiance while significantly reducing energy consumption and power bills.
- **Secure Convenience:** A remote double garage offers secure, weather-protected parking for two vehicles.
- **Energy Efficiency:** Equipped with a 6.6kW solar panel system and 5kW inverter, this home significantly reduces your environmental footprint and reduces day-to-day energy costs.
- **Seamless Connectivity:** NBN FTTN connectivity ensures fast, reliable internet, perfectly supporting remote work, seamless streaming, and multiple connected devices throughout the home.

INVESTOR INFORMATION

Forecast rent return \$1300.00 per week.

RATES

- Council Rates \$3,022.68 FY26/27

- Water Rates \$1,756.11 FY26/27

LOCATION

Centrally located close to the CBD, Perth Airport, Ascot Racecourse, Crown Precinct, and Belmont Forum - with the Swan River right at your doorstep.

With easy access to major arterials, enjoy living by the river, nature reserves and parklands, with restaurants, cafes, shops, and public transport all nearby.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "16 Tidewater Way" to 0430 015 796 for your free digital brochure.

MORE DETAILS

Property ID	5H88FFB
Property Type	House
House Size	250 m2
Land Area	353 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Evaporative Cooling
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Carpeted
	Close to Transport
	Pool
	Window Treatments

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16 Tidewater Way, Ascot, WA, 6104

TOTAL APPROX. FLOOR AREA 194 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.