



65 Waterway Crescent, Ascot

Contemporary Riverside Home

ACCOMMODATION

Imagine waking to the glittering waters of the Swan River every single day. Captivating from the moment you enter, this stylishly designed double-storey residence in the prestigious Ascot Waters Estate places the beauty of Kuljak Island right at your doorstep.

The ground floor is dedicated to effortless living and entertaining. A custom-designed kitchen features stone benchtops, a generous island bench, and abundant built-in storage, flowing seamlessly into the open-plan living and dining area—all framing an uninterrupted view of the Swan River and parkland. Two oversized bedrooms, both boasting floor-to-ceiling built-in robes, are also conveniently positioned on this level.

Convenience is paramount; a private internal lift ensures smooth access from the ground floor to the first floor, making this home effortlessly adaptable for all ages.

Upstairs, a second living area offers a spectacular riverside panorama, while the master retreat enjoys the luxury of a walk-in robe and a private ensuite. Step onto the spacious balcony for the breathtaking views that stretch as far as the eye can see.

3 2 2

FOR SALE

Offers Circa \$1.5M

VIEW

Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS

Kim Liew
0430 015 796
kim.liew@ljhvicpark.com.au

AGENCY

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Ascend further to the mezzanine loft top floor-a versatile sanctuary ideal for a teenager's retreat, a quiet art studio or a guest bedroom, all capturing the river from a unique and elevated perspective.

With its impeccable design and river views, this family residence presents a rare opportunity to join a wonderful local community in one of Perth's most sought-after estates.

FEATURES AND BENEFITS

- Master retreat with ensuite and walk-in robe - first floor
- Two oversized ground-floor bedrooms, each with floor-to-ceiling built-in robes
- Gourmet kitchen: stone benchtops, Bosch 5 burners gas cooktop, fan-forced oven, rangehood, and Ariston dishwasher
- Island bench with stone top, deep double sink, and ample cupboard storage
- Mezzanine loft top floor - ideal guest suite or teenager's retreat
- Separate office for working from home or study
- Double-glazed tinted sliding doors and windows at both levels (front of home)
- Spacious main bathroom with bathtub
- 3 WCs - one on the ground floor and two on the first floor
- Hardwood timber flooring (ground floor) and timber floorboards (first floor)
- Spacious balcony overlooking the Swan River and parkland
- Ducted evaporative air conditioning
- Ducted vacuum system
- Rear-access double garage with shopper's entry
- Laundry room with direct access to a drying courtyard
- Security alarm system
- Low-maintenance gardens

INVESTOR INFORMATION

Forecast rent return \$1200.00 per week.

RATES

- Council Rates FY26/27 \$2,854.76
- Water Rates FY25/26 \$1,505.41

LOCATION

Located centrally close to CBD, Perth airport and Crown Entertainment Precinct, with the Swan River right at your doorstep. It has easy access to shopping centres, cafes, restaurants and private schools.

You will enjoy living by the river, nature reserve, parkland and with a host of restaurants, cafes, shops nearby together with easy access to public transport.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "65 Waterway Crescent" to 0430 015 796 for your digital brochure.

MORE DETAILS

Property ID	5H2MFFB
Property Type	House
House Size	212 m2
Land Area	203 m2

Kim Liew 0430 015 796

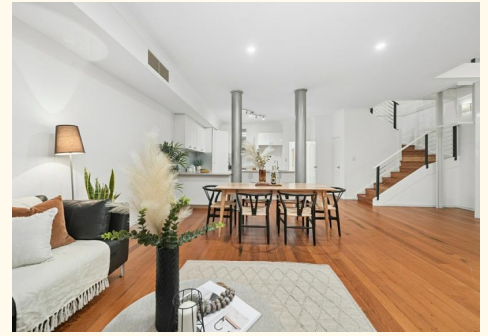
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan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