







Erskine, 58/30 Sirrocco Drive

The One & Only 284m2 Estuary View Penthouse with 17m wide / 60m2 Enclosed Balcony

5 3 4

For Sale
UNDER OFFER

View
ljhooker.com.au/4NVYFF2

Contact
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- $1,299,000 offers presented
- 5x3x4
- 2010 Build
- 284m2 floor area
- 60m2 balcony 17m wide
- 3 Lux bathrooms
- 2 ensuites

This is a rare opportunity to acquire the ultimate top floor penthouse at 30 Sirrocco Drive, Erskine.

This extravagantly finished unit is almost double the size of the standard 3x2 penthouses in this upmarket complex, and what makes this unit so attractive & unique is the following:

LJ Hooker Mandurah
(08) 9586 5555

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17m wide / 60 m2 balcony with outdoor kitchen comprising Beefeater BBQ , 1x gas plate, sink and place for fridge.

284m2 internal floor area suitable for bigger family holiday retreat or permanent residence if design, style & sumptuous space are your pre requisites.

- Balcony enclosed with floor to ceiling glass curtains and pull down cafe blinds for privacy
- 4 under cover car bays
- Two storage rooms
- 4 bedrooms, two ensuite
- Estuary facing Master en suite, bathroom almost 20m2 and boasting L shape walk in robe, spa bath and double vanity picture perfect setting
- 3 granite topped & marble cladded bathrooms
- Powder room
- Study or 5th bedroom option
- Bernini Stone floor &wall tiles
- Theatre /activity room
- Automatic block out blinds in bedrooms
- Gas Fireplace in lounge
- Integrated Miele fridge/freezer & dishwasher
- Miele Electric Oven, built in MWO and built in coffee machine
- Reverse Cycle air conditioning
- Grand Master Chef kitchen with waterfall stone island, soft closing drawers
- Coffered ceilings almost throughout
- Facing South West towards the gorgeous trees filled with birdlife and an amazing scenic view of the Estuary

Strata $5090,20 per quarter includes reserve, building insurance, gas and use & maintenance of the following beneficial health & sport amenities:

*Fully equipped gym, with sauna and shower.
*3 Indoor pools /spa each with own temperature control meticulously maintained
*Large resort type lap outdoor swimming pool with two BBQ facilities.
*Tennis court with cabana and outdoor BBQ facility.
*Indoor kitchen & seating/dining zone next to the indoor pools.
*Snooker room.

Annual Shire rates $3696.79 per year
The ever popular Boundary Island Restaurant is located just a short walk down Estuary.
For those boating enthusiasts Mandurah Quays boat ramp is conveniently located nearby too.

This penthouse truly offers a lifestyle of luxury, comfort, and resort type living in the heart of Mandurah.

Security gated entrance with CCTV right arouind, and meticulously maintained gardens & walk paths.

Small pets permitted.

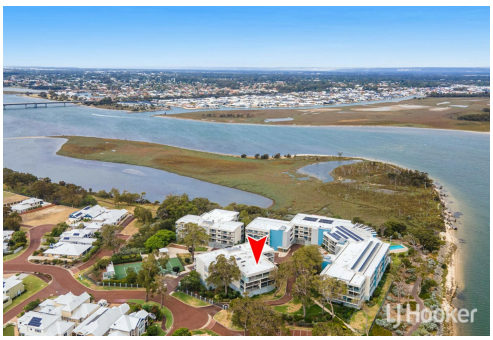
LJ Hooker

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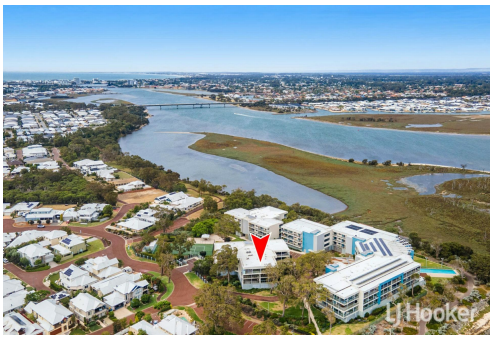
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View by appointment.











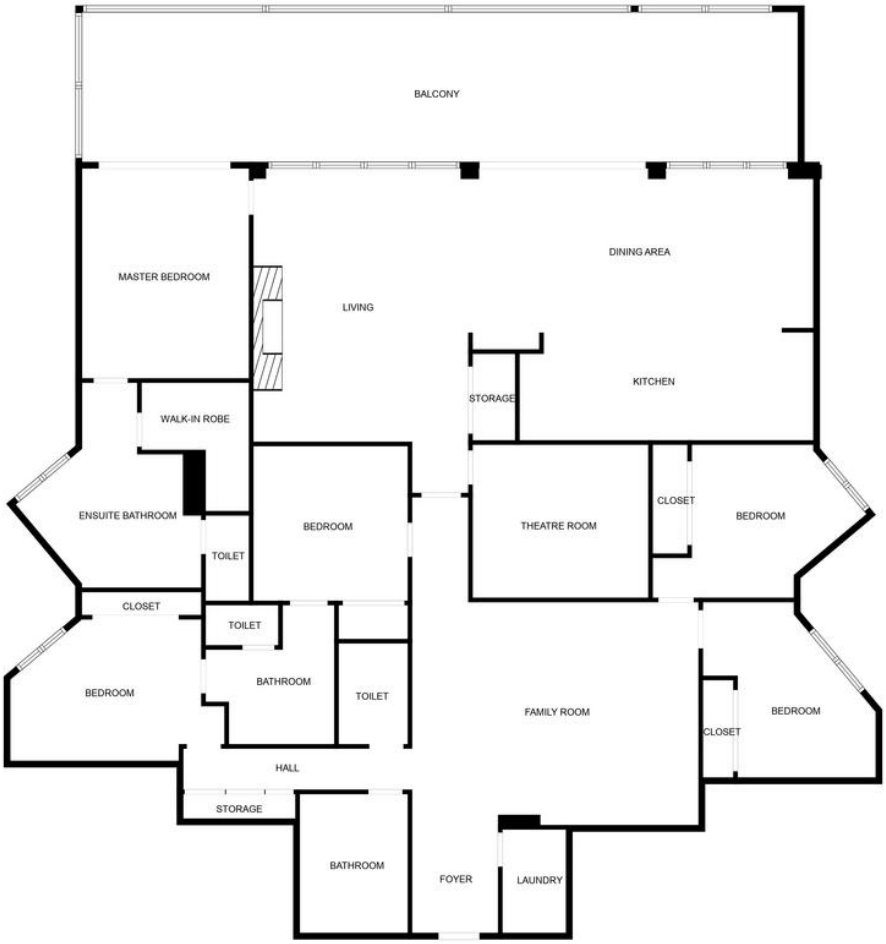
More About this Property

Property ID	4NVYFF2
Property Type	Apartment
House Size	284 m²
Land Area	417 m²
Including	Air Conditioning Tennis Court Built-in-Robes

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