



44/30 Sirrocco Drive, Erskine

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Mesmerising View from a Glass Enclosed 40m2 Balcony

FOR SALE
Best Offer Over \$888,000

- Best offer over \$888,000
- 2x2x2
- Level 2 Direct Estuary front with almost uninterrupted water views
- Storeroom and two undercover car bays
- Only 2 other units share foyer to this unit, plus there is a bonus shared store in foyer
- 142m2 (includes enclosed 40 m2 balcony)
- Glass curtains entire width of balcony
- Fishbone tiled balcony that incorporates more living & dining space
- Door style plantation shutters opening to the balcony from both the master & kitchen/dining
- Strata \$2200 includes gas, building insurance, use of all facilities (3 indoor heated pools and 25m outdoor lap pool , tennis court, gym, sauna, snooker room)

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First Open Home Saturday 9 May 10:00 to 10:30 am (no earlier viewing possible)

Welcome to AQUEOUS on Mandurah Quay.

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 stunning two-bedroom, two-bathroom apartment in a secure, gated complex is your key to quality living. Being part of a secure, gated complex will ensure that your home becomes a retreat.

Boasting an internal area of 102m² that is further amplified by the most scenic 40m² DIRECT Estuary facing balcony that has been prestigiously enclosed with glass doors that open & close conveniently to ensure you enjoy the majestic views all year round in comfort.

The sun rises to the east as well as the outrageous views of the Estuary to the South are simply sublime and depending on the tide this picture window balcony view changes almost daily so that you will never be bored of the same outlook, it is truly a magnificent one-of-a-kind setting. With the southerly aspect you enjoy magnificent views over the Peel inlet and the continuous flotilla of passing boats and bird life.

Offering numerous amenities & facilities that allow you stay inhouse and enjoy either a gym session, swim in one of the 3 heated pools, relax in the sauna or how about a game of tennis?. The complex has various located BBQ settings, an indoor kitchen by the pools, and ample visitors parking.

The floor plan further consists of an open-plan kitchen, living and meals area, featuring two beds and two bathrooms with washroom. The master ensuite is direct Estuary facing with private sliding doors and plantation shutters opening to the balcony, which is currently incorporated into the floor area as a study, dining, and day bed relaxation zone. This is likely the zone where you will spend most of your time, as the view is of such a nature that you will be mesmerised and so relaxed out here., it is one in a million space, with a million-dollar view.

Features included:

- Reverse cycle air conditioning (recently serviced)
- Guest toilet and powder room
- Open-plan kitchen and living area
- Smeg 900mm electric oven with Gas Hob and extractor & Glass splashbacks
- Master en suite with double basin and large shower
- Minor bedroom en suite with bath & shower & built in robes
- Glass enclosed Balcony with stunning views
- One of 59 units in total
- Use of storeroom in foyer and two undercover car bays
- Use of the complex amenities; indoor and outdoor pool, tennis court, gym, and barbecue area
- Shire rates \$2600 per annum

Strata \$2200 per quarter includes gas, building insurance, facilities, all garden upkeep, tennis court & lift maintenance.

All these superb facilities & security on offer, plus the benefit of pathways along the Estuary to ride or walk along and easy kayak access represents great lifestyle value when , especially when you consider the 40sqm of balcony area which can also double up as an additional living/dining entertainment area.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

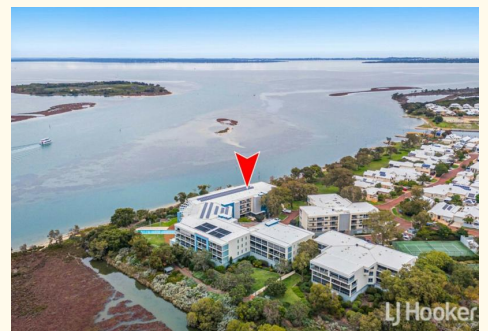
Property ID 4T8PFF2
Property Type Unit
Including Gym

Tony Dos Santos 0466 550 512

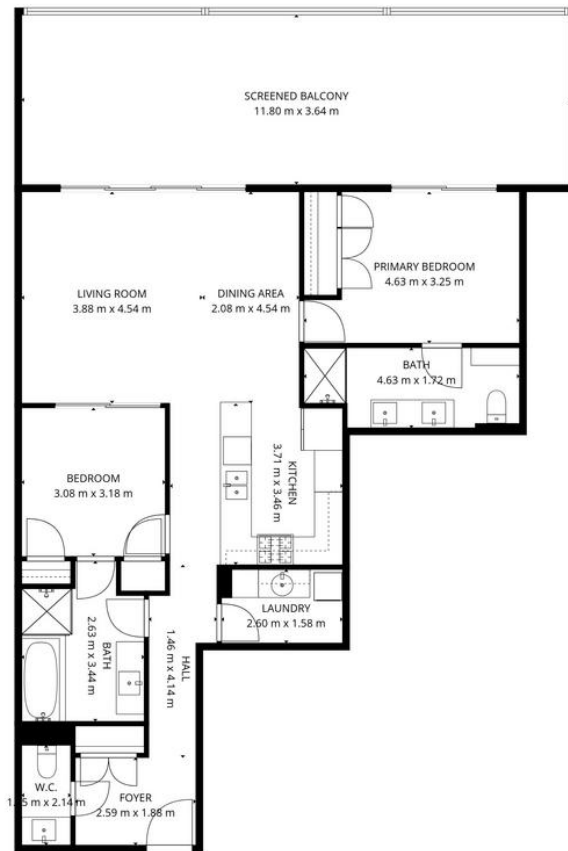
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TOTAL: 102 m2
 1st floor: 102 m2
 EXCLUDED AREAS: SCREENED BALCONY: 43 m2, WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.