



5/30 Sirrocco Drive, Erskine

Serene & Verdant Set 3 Bedroom 153m² Estuary Unit

- 3x2x2
- Built 2009
- 153 internal floor area plus 70m² total balcony space
- Two balconies: front sunset (SW) is 34 m² and back Estuary sunrise (NE) is 36m².
- Second level out of 3
- secure fob activated foyer entry and Lift access
- Strata \$3206 per quarter covers all building insurance, gas, tennis court, gym, sauna, 3 heated indoor pools & a 20m outdoor lap pool, lift, hobby room, gardens, plenty visitors parking hobby room, gated access with intercom & CCTV security.

Be immersed by the trees and estuary, this apartment offers a truly and tranquil atmosphere where you will feel enveloped and bathed in nature.

This rare CORNER 3 bedroom dual balcony is located on the estuary tree laden front in picturesque Aqueous complex in Mandurah Quays, which is an exclusive pocket of Erskine. Being a corner apartment one is able to enjoy the unique ambience of an extra wide angle view of the estuary, making outdoor living an absolute highlight of this

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FOR SALE

Best offer over \$999,000

AGENTS

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AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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 **LJ Hooker**

apartment, especially as it is met directly with views of the trees & Estuary water, echoed with the soothing sounds of birdlife.

The SW side faces the inviting tennis court, boasting amazing sunset views from the spacious balcony with the kitchen adjacent making afternoon relaxing a sheer pleasure.

On the opposite balcony which is also almost 35m² you are able to soak in vistas of the well maintained tree filled garden, estuary views and the most incredible sun rises, not to mention the melodic birdsong and redtails in the giant Marri gums.

Facilities on offer in this sought after complex, particularly the 3 bedroom units which are almost 50% larger than the standard 2 bedrooms are:

Tennis court, gym, sauna, 3 indoor pools/spa (all heated) and expansive solar heated outdoor lap pool with BBQ x 2 and deck with comfortable deck chairs, all this with the Estuary as your backdrop.

Together with some of Mandurah's best scenery and wildlife, waterways and walk & cycling paths, makes this property on offer a truly unique lifestyle opportunity away from all the hustle and bustle of city life. The local Brewery and Restaurant is conveniently a short walk away, as well as the local Mandurah Quay marina.

Please note below features & amenities illustrating this lock up and go apartment & complex encompassing facilities and benefits:

- Level 2 with elevated views
 - 153sqm of living plus double balconies totalling 70sqm
 - Two parking bays and a 5m² store (total allocation is 228sqm)
 - Spacious 3 bedroom design
 - Newly installed plantation shutters
 - New dishwasher
 - New ceilings fans & lighting throughout
 - Outdoor blinds on NW balcony
 - Painted comprehensively inside, including ceilings and doors
 - High spec kitchen with quality appliances and good storage space and views of both balcony settings.
 - Carpeted open plan living and dining area with flexible living options all-embracing those stunning views of either the Estuary to the East or sunsets to the West.
 - High ceilings
 - Open plan dining & kitchen with plenty of natural light
 - New pendant lighting in kitchen, new upmarket ceiling fans plus ducted reverse cycle air con (reconditioned in 2022)
 - Generous storage plus separate laundry with ample cupboard space
 - Expansive floor plan with practical separation between living & bedrooms
 - Luxurious bathrooms with baths in both and double vanity to ensuite
 - Amazing facilities including indoor & outdoor pools, spa, sauna, gym, tennis court, hobby room, BBQ areas, walk & cycling paths on the perimeter.
 - All bedrooms are a great size with stacks of robe space.
 - Master bedroom with walk-in robe.
 - Pull down cafe blinds for all year round enjoyment
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- Gated complex with intercom plus ample visitor parking
 - Direct estuary access from complex
 - 5 minute drive to Mandurah Foreshore & short walk to new Boundary Island Brewery Mandurah Quays is one of Mandurah's best kept secrets and is genuinely one of the prettiest waterfront

locations around the Peel Region. For your own private inspection, contact Selling Agent to arrange a private viewing. You will not be disappointed.

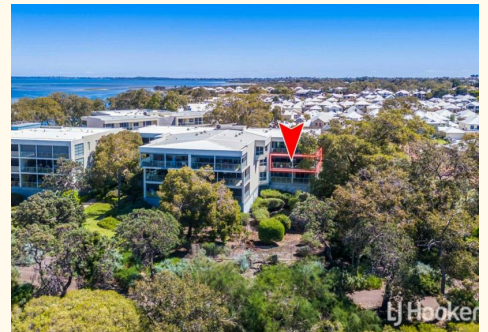
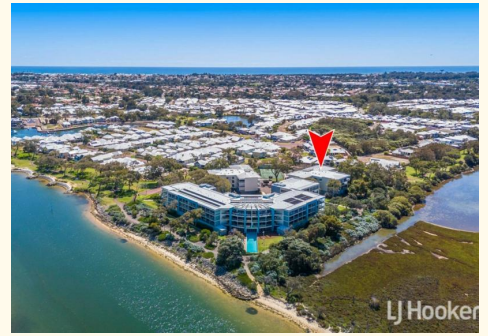
No Short Term Rentals permitted for peace of mind.
Annual rates \$2801.71 per annum (without concessions)

MORE DETAILS

Property ID	4S74FF2
Property Type	Unit
House Size	153 m2
Land Area	253 m2

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aqueous
at mandurah quay



Apartment 59
1, 4, 5, 8, 12, 49, 52, 53 & 59.

Apartment Type J

Bedroom	3	Internal Area	153 m ²
Bathroom	2	Balcony Area	70 m ²

Floor plans are solely for illustrative purposes and we reserve the right to make changes at any time without notice. Furniture is not included in the package price.

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