

**108/170 The Esplanade, Scarborough, WA, 6019**



**Apartment For Sale**

Friday, 15 November 2024

108/170 The Esplanade, Scarborough, WA, 6019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Mark Cribbon



Toryn Crocker  
0414555368

## Ocean Front Stunner- Sandcastles Quality

This stunning, elevated ground-floor apartment offers the perfect blend of luxury, space and lifestyle all wrapped up in one remarkable package. With panoramic views, cutting-edge design, and a prime location adjacent Scarborough Beach, it promises an enviable living experience.

Located opposite the incredible Scarborough Beach Pool and the golden sands of Scarborough Beach and only a leisurely stroll to the areas many Restaurants, Bars and Cafes. The Scarborough coastal lifestyle provides an energising but relaxed ambience which many desire but only a few can enjoy. Make your dream come true!

### Luxury Features:

- ☑️ **Spacious & Modern Design:** This three-bedroom, two-bathroom apartment features a clean, minimalist aesthetic with sleek lines, stone benchtops, and contemporary finishes throughout.
- ☑️ **Gourmet Kitchen:** The heart of the home is the open-plan kitchen, which boasts stone countertops, quality appliances, ample storage. The stylish design ensures cooking and entertaining are a breeze.
- ☑️ **Master Suite:** The spacious master bedroom offers plenty of room for a king-sized bed, space for his-and-hers robes and a luxurious ensuite with vanity, shower, and separate toilet.
- ☑️ **Additional Bedrooms:** Bedrooms two and three, located in the rear wing, offer generous space for queen-sized beds and built-in robes. These rooms are serviced by the main bathroom, ideal for guests or family.
- ☑️ **Outdoor Living:** Enjoy the expansive balcony, seamlessly connected to the living areas, offering a perfect spot to relax and take in the views.
- ☑️ **Premium Amenities:** The complex features a resort-style swimming pool, sauna, BBQ area, and secure, side-by-side basement parking with additional storage space. There is a Bike and Board rack area.
- ☑️ **Prime Location:** Situated just a short stroll from the vibrant Scarborough Beach café strip, shops, and restaurants, you'll have everything you need right at your doorstep. Plus, easy access to public transport ensures convenience at every turn.

### Additional Features:

- ☑️ **New reverse-cycle air conditioning for year-round comfort**
- ☑️ **Secure basement parking with two car bays**
- ☑️ **Safe and secure living environment**
- ☑️ **Plenty of storage space throughout**
- ☑️ **Close to public transport, making commuting a breeze**

### Rates:

- ☑️ **Shire Rates: \$2,894.76 approx**
- ☑️ **Water Rates: \$1,559.10 approx**

Rental Value \$1,200 to \$1,350 per week.

Please call Mark Cribbon or Toryn Crocker for your private viewing.