

# 22/1 Breakwater Parade, Mandurah, WA 6210



## Apartment For Sale

Monday, 23 December 2024

22/1 Breakwater Parade, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## EOI From \$799,000

This impeccably renovated 3-bedroom apartment is ideally located just steps from Dolphin Quay and the Mandurah Ocean Marina, with the pristine white sands of Town Beach only 120 meters away. Surrounded by an array of vibrant restaurants, bars, boutiques, and luxurious day spas, this property offers an exceptional lifestyle combining convenience and sophistication.

**Key Highlights:**

- **Secure Access:** Gated entry ensures enhanced security and peace of mind.
- **Prime Position:** Perched on the 2nd floor, the apartment boasts stunning views of the ocean and lake.
- **Private Courtyard:** Perfect for additional storage or a serene retreat.
- **Elegant Living Space:** Open-plan lounge and dining area with seamless balcony access.
- **Contemporary Kitchen:** Upgraded with premium stone benchtops, a gas cooktop, electric oven, utility cupboard, soft-close cabinetry, overhead lift-up cupboards, a generous fridge recess, abundant counter space, corner pantry, and an integrated dishwasher.
- **Luxurious Master Suite:** Expansive bedroom with ocean views, balcony access, a dressing area, and his-and-hers robes.
- **Sophisticated Ensuite:** Features a separate bathtub, shower, and WC for ultimate comfort.
- **Additional Bedrooms:** • **Second bedroom** with built-in robe. • **Versatile third bedroom** that can double as an office or study.
- **Main Bathroom:** Includes a spacious shower and single vanity.

**Additional Amenities:**

- **Separate second WC** near the second bedroom.
- **Convenient laundry cupboard** accommodating a washing machine, dryer, and storage.
- **Expansive Balcony:** Ideal for entertaining, with panoramic ocean and lake vistas.
- **Climate Control:** Ducted reverse-cycle air conditioning and a gas bayonet for heating or BBQs.
- **Modern Utilities:** Equipped with an electric storage hot water system and NBN connectivity.
- **Security Features:** Intercom system and secure access throughout.

**Complex Features**

- **Secure building** with remote-controlled entry.
- **Elevator access** to all floors for added convenience.
- **Resort-style amenities**, including a pool, spa, sauna, and fully equipped gym.
- **Communal BBQ area** perfect for entertaining guests.

**Nearby Attractions**

- **Dolphin Quay's** premier shopping and dining precinct.
- **Luxurious Seashells Resort and Eco Day Spa.**
- **Oceanic Bar and Grill.**
- **The vibrant Mandurah Ocean Marina.**

This remarkable apartment seamlessly combines modern elegance with a highly sought-after location, making it an ideal choice for discerning buyers. To schedule a viewing, contact Jeet at ☎ 0433729711 or via email at [Jeet@propertymm.com.au](mailto:Jeet@propertymm.com.au).

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