



601/77 South Perth Esplanade, South Perth



Sub-Penthouse Waterfront Masterpiece | ECHELON South Perth

Commanding a breathtaking absolute waterfront position on the prestigious South Perth Esplanade, this extraordinary sub-penthouse at ECHELON delivers one of Perth's most spectacular riverfront living experiences — where uninterrupted Swan River views meet architectural excellence and world-class luxury.

Positioned on the prestigious South Perth Esplanade and overlooking the shimmering Swan River, this extraordinary sub-penthouse residence at ECHELON delivers a rare opportunity to secure one of Perth's most exclusive waterfront homes.

Designed by the award-winning Giorgi Architects & Builders, ECHELON is a boutique collection of just twelve ultra-luxury residences across nine levels, recognised nationally with the 2021 HIA Australian Apartment of the Year. Residence 601 occupies a privileged upper-level position, offering house-sized proportions, breathtaking panoramas and a level of craftsmanship reserved for the most discerning buyer.

From the moment you arrive, the sense of exclusivity is immediate. A private lift opens directly into your entry foyer, where a gallery hallway sets the tone for the residence beyond. As you step into the expansive open-plan living and dining domain, floor-to-ceiling glass reveals an uninterrupted canvas of water, sky and city — capturing sweeping views across the Swan River to the

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Price	Offers Invited
Property Type	Residential
Property ID	32856
Floor Area	324 m2

Agent Details

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iconic Perth skyline and distant hills.

Bathed in natural light and designed for both everyday living and grand entertaining, the central living space flows seamlessly to an extraordinary alfresco terrace. Framed by the riverfront setting, the outdoor entertaining zone is complete with built-in barbecue facilities and overhead heating, creating an elegant extension of the interior for year-round entertaining while enjoying Perth's spectacular sunsets and sparkling city lights.

The designer kitchen forms the heart of the home and showcases impeccable craftsmanship. A statement island bench anchors the space, complemented by expansive stone surfaces, wall-to-wall cabinetry and a fully appointed scullery. An exceptional suite of integrated Miele appliances includes induction and gas cooktops, ovens, microwave, dishwasher, integrated refrigeration, delivering both functionality and refined sophistication.

The luxurious master suite offers a private sanctuary within the residence, where waking each morning is accompanied by breathtaking river and city views. Generously proportioned walk-through robes lead to a beautifully appointed ensuite featuring a freestanding soaking bath, frameless walk-in shower, double vanity and designer finishes throughout.

Two additional bedroom suites are privately positioned at the opposite wing of the residence, each featuring built-in robes and their own elegant ensuite bathrooms, providing comfort and privacy for family or guests.

Completing the internal layout is a dedicated study, guest powder room, full laundry and a separate media lounge opening to its own balcony overlooking the Swan River.

Throughout the residence, Giorgi's signature craftsmanship is evident in every detail, from bespoke cabinetry and premium materials to cutting-edge building technology. The result is a residence that perfectly balances architectural sophistication with effortless liveability.

Set directly opposite the South Perth Foreshore, this exceptional address offers immediate access to riverfront parklands, walking paths, cafés and ferry connections to Elizabeth Quay and the Perth CBD, delivering one of Perth's most coveted lifestyle locations.

This extraordinary residence also includes secure parking, advanced security systems and the privacy of a boutique building with only two residences per floor.

Rarely does a sub-penthouse of this calibre become available on the South Perth Esplanade. Combining architectural excellence, unrivalled views and world-class luxury, Residence 601 at ECHELON represents a landmark opportunity to secure one of Perth's finest waterfront homes.

Property Features

Sub-penthouse residence with panoramic Swan River and Perth skyline views

Approx. 267 sqm internal living

Approx. 57 sqm balconies and terraces

Total area approx. 324 sqm

3 luxury bedroom suites, each with ensuite

Grand master suite with walk-through robes and luxury bathroom

Expansive open-plan living and dining areas

Separate media lounge / family room

Dedicated study / home office

Designer kitchen with full Miele appliance suite

Butler's pantry and extensive custom cabinetry

Large waterfront entertaining terrace with built-in BBQ

Private lift entry foyer

Guest powder room

Separate laundry and drying area

Secure parking and advanced building security

Boutique building with only 12 residences

ECHELON

Absolute waterfront location

Designed and built by Giorgi Architects & Builders

Winner – 2021 HIA Australian Apartment of the Year

Only two residences per floor

Prestigious South Perth Esplanade address

Location Highlights

Directly opposite South Perth Foreshore

Minutes to Elizabeth Quay via ferry

Close to Perth CBD, Crown Entertainment Precinct and Optus Stadium

Walking distance to cafés, restaurants and riverfront parklands

Easy access to leading schools and transport links

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