

**401/71 Hay Street, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 9 May 2024

401/71 Hay Street, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



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## Low - Mid \$400,000's

- 4TH FLOOR, 1 BEDROOM QUEENS RIVERSIDE APARTMENT (Q1 BUILDING) - LOW STRATA LEVIES- OPTION TO PURCHASE FULLY FURNISHED & EQUIPPED - ONE SECURE CAR BAY & LOCK UP STORE ROOM - ACCESS TO Q3 RESORT STYLE AMENITIES \* GRAND OPENING ON SATURDAY 18TH MAY\*Nestled on the 4th floor of the esteemed Q1 building within the Queens Riverside precinct, this one-bedroom apartment offers a refined urban sanctuary. With an emphasis on both luxury and practicality, this residence presents an exceptional opportunity for discerning homeowners or savvy investors. One of its standout features is the remarkably low strata levies, a rarity in upscale developments of this calibre. This factor ensures that residents can enjoy premium amenities and services without the burden of exorbitant ongoing costs, adding significant value to the property. For those seeking convenience and immediate occupancy, the option to purchase the apartment fully furnished and equipped is a compelling proposition. This turnkey solution eliminates the hassle of furnishing the space from scratch, allowing residents to move in seamlessly and start enjoying the sophisticated lifestyle Queens Riverside has to offer. In terms of practicality, the apartment includes one secure car bay and a lock-up store room, providing ample storage space for belongings and ensuring peace of mind for residents. This additional storage capacity is a valuable asset in maximizing the functionality and livability of the apartment. Beyond the confines of the apartment itself, residents gain access to an impressive array of resort-style amenities within the Q3 building. These facilities include an infinity lap pool, two rejuvenating spas, a well-equipped gymnasium, and inviting communal spaces such as a resident's lounge and a theater room. Such amenities enrich the living experience, offering opportunities for relaxation, recreation, and socialization within the comfort of the community. The apartment's rental potential further enhances its appeal, with a rental appraisal of \$650 per week when furnished. This attractive rental yield underscores the investment potential of the property, making it an enticing proposition for investors looking to capitalize on the thriving rental market in the area. In summary, this meticulously designed and thoughtfully appointed apartment in Queens Riverside epitomizes sophisticated urban living. From its prime location and premium amenities to its practical features and investment potential, this residence offers a compelling combination of luxury, convenience, and value. An array of amenities awaits within the prestigious Q1 building, the crowning jewel of the Queens Riverside precinct. Enjoy the convenience of two secure undercover car bays, a large secure storeroom, and access to an array of resort-style facilities, including an infinity lap pool, 2 spas, gymnasium, plus a resident's lounge and theatre room.

**RENTAL APPRAISAL:-** \$650 p/w furnished  
**FEATURES INCLUDE:-** 2014 completed Queens Riverside Apartment- 4th floor, 1 bedroom, 1 bathroom apartment- South facing orientation- Large 14sqm timber decked balcony - Open plan kitchen, living and dining area- Stainless steel appliances including SMEG induction cooktop, microwave, & oven, plus integrated Fisher & Paykel dishwasher drawer- Mirrored splashback and quality stone benchtops- King-sized Master bedroom with built in robe- Luxury ensuite bathroom with vanity, shower, & bath tub- Ducted & zoned reverse cycle air conditioning throughout- Double glazed, tinted glass to all doors & windows- Quality tiling and window treatments throughout- Secure video intercom access- 1 secure undercover car bay - Secure store room in car park- On-site concierge service in Q111- Access to resort style facilities in Q111, including an infinity lap pool, 2 hot tubs, fully equipped gym, residents lounge and theatre room.

**STRATA AREA:** Internal: 48sqm, Balcony: 14sqm, Car Bay: 14sqm, Store Room: 5sqm, Total: 80sqm  
**OUTGOINGS (APPROX.):** Council Rates: \$1,605 p/a Water Rates: \$1,107 p/a Strata Admin Levy: \$664.52 p/q Strata Reserve Levy: \$91.83 p/q

Beyond the confines of this lavish retreat lies an unparalleled urban experience. Embrace the vibrant pulse of East Perth, with its proximity to iconic landmarks such as the Perth CBD, Crown, Optus Stadium, and Elizabeth Quay.

**LOCATION:** Approx. 2.9km to Perth CBD  
Approx. 2.9km to Crown & Optus Stadium  
Approx. 1.7km to Mercedes College  
Approx. 2.0km to Royal Perth Hospital  
Approx. 9.7km to Perth Airport  
Bus stop on your doorstep

**Disclaimer:** All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.