

414/8 Moreau Parade, East Perth, WA 6004



Sold Apartment

Friday, 1 September 2023

414/8 Moreau Parade, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 109 m2

Type: Apartment



Terry Lu

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\$575,000

- 2BEDS PLUS STUDY, WITH NEW FLOORING- MASSIVE 100 SQM INTERNAL LIVING- SEPERATE LAUNDRY WITH AMPLE STORAGE- RESORT STYLE AMENITIES Located in the prestigious Queens Riverside precinct this boutique 7-story building provides resort style amenities, spacious and modern living spaces and easy access to the vibrant East Perth community. Apartment 414 is ready to move in or rent out! With an open and free flowing floor plan, new flooring to main living areas, quality finishes and an attractive aesthetic it will appeal to both discerning owner occupiers and savvy investors. Contact Terry Lu on 0410 213 027 today to arrange your private inspection. FEATURES INCLUDE:- 2014 completed Queens Riverside Apartment- 4th floor, two bedroom, two bathroom- 1 secure undercover car bay & storeroom- Large 9sqm timber decked balcony entertaining space- Open plan kitchen, living and dining area with new flooring- Stainless steel Smeg appliances including integrated dishwasher, induction cooktop & microwave- Mirrored splashback and quality stone benchtops- Spacious main bedroom with built in robe and ensuite- Luxury bathroom with floor to ceiling tiling, shower, vanity & window- Second bedroom with built in robe and plenty of natural light- Separate European laundry with dryer- Ducted reverse cycle air conditioning throughout- Roller blinds installed throughout- Movable louvers on the balcony, creating a useable outdoor entertaining space all year round- Secure video intercom access- On-site concierge service- Access to resort style facilities in QIII, including an infinity lap pool, 2 hot tubs, fully equipped gym, residents lounge and theatre room SIZE & OUTGOINGS:- Internal: 100sqm, Balcony: 9sqm, Car Bay: 13sqm, Store Room: 4sqm, Total: 126sqm- Council Rates: \$1928 pa, Water Rates: \$1268 pa, Strata Fees: \$1417 pq (admin + reserve) LOCATION:- 2.9km to Perth CBD- 2.9km to Crown & Optus Stadium- 1.7km to Mercedes College- 2.0km to Royal Perth Hospital- 9.7km to Perth Airport- Bus stop on your doorstep Residents have exclusive use of world-class facilities including a spacious pool deck, heated swimming pool, BBQ area, Japanese style hot tubs, fully equipped gymnasium and landscaped gardens. Become part of the vibrant urban fabric of East Perth, close to exciting new developments such as the Waterbank precinct, Elizabeth Quay and Fraser's Point while linking directly to the Swan River foreshore and gateway to the Perth CBD. An envious inner-city lifestyle awaits, make it yours today. DISCLAIMER: All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates.