

**503/9 Victoria Avenue, Perth, WA 6000**

**REALTY PLUS**

**Apartment For Sale**

Wednesday, 12 June 2024

503/9 Victoria Avenue, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



**Brad Milos**

0412008876

## Offers - Contact Agent

BRAD MILOS is honoured to present 503/9 Victoria Ave Perth Contact Brad for a Price Guide. View the 3D Virtual Tour - NOW OPEN 24/7 Welcome to the epitome of urban elegance! Nestled in the bustling heart of Perth's CBD, this exquisite 2 bedroom 2 bathroom apartment offers a luxurious retreat within the esteemed 'Victoria Apartments' building complex. From its majestic classical facade adorned with intricate stone and marble detailing to its meticulously designed interior, every aspect of this residence exudes sophistication and charm.

**Property Highlights:**

- Located on the 5th floor (with a Total of 107sqm) Fully-furnished apartment boasting a comprehensive suite of high-end amenities, including television, cabinets, beds with side cabinets, dining table and chairs, leather lounge suite, dishwasher, and laundry equipped with a washing machine and dryer.
- Secure parking bay and storage unit located in the undercroft of the building.
- Elegant raised ceilings throughout, featuring a coffered ceiling in the open living/meals area and a striking feature bulkhead in the kitchen.
- Kitchen showcases solid granite benchtops, Beachwood timber cabinetry, stainless-steel 900mm wide gas cooktop and oven, dishwasher, and microwave.
- Inviting balcony off the living space facing East, perfect for unwinding and enjoying city views.
- Mirrored built-in wardrobes with integrated shelving in both bedrooms.
- Luxurious floor-to-ceiling tiling and granite vanity tops in both bathrooms.
- Intricate profiled ceiling cornices, skirting boards, and internal feature doors add a touch of elegance.
- Double-glazed windows throughout for enhanced comfort and energy efficiency.
- Quality lighting with dimmer controls, complemented by a range of high-end tap fittings and fixtures.
- Ducted reverse-cycle air-conditioning ensures year-round comfort.
- Intercom system for added security and convenience.
- Situated within walking distance of CBD offices, shopping precincts, cafes, restaurants, and public transport, offering unparalleled convenience in Perth's cosmopolitan landscape.

• Low Strata Fees: approx \$1540 p/qtr (inc. Admin & Reserve) Water Rates: approx \$920 p/a, Council Rates: approx \$2,036 p/a Don't miss this rare opportunity to indulge in the ultimate urban lifestyle. Contact me to arrange an Exclusive viewing!