

**511/8 Moreau Parade, East Perth, WA 6004**

**Apartment For Sale**

Thursday, 21 March 2024



511/8 Moreau Parade, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Grant Stewart

0411634528

**\$650,000**

Experience the epitome of luxury living in this exquisite 2-bedroom apartment located in the prestigious Q1 Queens Riverside Luxury Complex. This residence is truly exceptional, boasting a unique floor plan designed to maximise space and comfort, setting it apart from the rest of the market. As you step inside, you are immediately greeted by a sense of openness and light. The spacious open-plan living area seamlessly flows onto the expansive decked balcony, offering a remarkable 38sqm of outdoor space. With shutters allowing you to control the environment, this balcony is perfect for year-round entertaining. Enjoy stunning views of the river, Ozone Park, and the grand entry of Frasers hotel from this vantage point. The master bedroom is a haven of tranquillity, featuring floor-to-ceiling windows and surrounded by the wrap-around balcony on its South and East sides. Built-in wardrobes provide ample storage, while an elegant ensuite with a shower, soaking tub, and mirrored cabinetry completes this luxurious retreat. The second bedroom is also spacious and includes built-in robes, ensuring guests are always comfortable. A second bathroom, conveniently located adjacent to the second bedroom, adds to the convenience and practicality of this home. The well-appointed kitchen is a chef's dream, featuring stone benchtops, a Smeg cooktop, oven, and microwave, integrated dishwasher, and plenty of storage space. A laundry cupboard off the kitchen adds to the functionality of this space.

**IN DETAIL/** Ducted reverse-cycle air conditioning throughout. / Video intercom security for guest entry/ Storeroom / 1 undercover secure Car Bay / Fixed Lease in place until 15th June 2024 at \$810 per week. / Approx. Areas: Internal 79 sqm / Balcony 38 sqm / Car bay 14 sqm / Storeroom 5 sqm / TOTAL 136 sqm/ Approx. rates: Council \$1,889.45 p.a. Water \$1,199.33 p.a. Strata \$1,176.56 p. qtr.

**THE QUEENS RIVERSIDE COMPLEX:** Enjoy the beautiful surroundings as this stunning development is set among the precinct that is home to the manicured Queens Gardens, Internationally Famous WACA Cricket Ground and the Tranquil Swan River. Located at the hub of many of the road systems, with cycle paths and pedestrian walks in abundance and a short walk to the amazing Optus Stadium and Crown Casino Resort Queens Riverside is arguably one of Perth's most sought-after living destinations with unparalleled amenities. Among them are: / On-site concierge service / Private fully equipped gym/ 25m temperature controlled lap pool & 2 Japanese hot tubs & BBQ facilities located on the beautifully landscaped pool terrace/ Residents Lounge and Cinema Room. This incredible development also benefits from its location to the adjacent Frasers All Suites Hotel restaurant and bar facilities - offering residents an experience usually found in world-class resorts. Call Grant Stewart of Province Property now on M: 0411 634 528 (international calls +61 411 634 528) or email to E: [info@provinceproperty.com](mailto:info@provinceproperty.com) to discuss further or to arrange an inspection.