

704/8 Moreau Parade, East Perth, WA 6004



Apartment For Sale

Friday, 19 April 2024

704/8 Moreau Parade, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Apartment



Joel Cooper
0488242283

From \$655,000

OFFERS HAVE BEEN WRITTEN - CONTACT JOEL ASAP BEFORE YOU MISS OUT! Q1 TOP FLOOR APARTMENT IN NORTH-WEST CORNER 23 SQM BALCONY WITH MOVABLE SHUTTERS & STUNNING VIEWS CUSTOMISED QUALITY FINISHES THROUGHOUT Nestled in the coveted Northwest corner, Apartment 704 embodies the epitome of sophistication and opulence. This has been customised by the owners to make a meticulously crafted two-bedroom haven, boasting a sprawling 23 sqm balcony, adorned with a custom built-in outdoor bar table, movable shutters, and offering panoramic vistas of Queen's Gardens & beyond, elevating outdoor entertaining to an art form. Impeccable in its design, this residence is an oasis of refinement, featuring a seamless open-plan layout that seamlessly integrates the gourmet kitchen, equipped with top-of-the-line appliances, flowing to the expansive living and dining areas. Every detail exudes elegance, from the master bedroom with its indulgent ensuite bathroom boasting a lavish vanity, shower, and bathtub, to the king-size second bedroom adorned with a built-in robe & complimented by the second bathroom. 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:-
\$900-\$950 /w Furnished- \$850-\$900 /w Unfurnished

FEATURES INCLUDE:- 2014 completed Queens Riverside Apartment- 7th floor, extra-large 2 bedroom, 2 bathroom apartment- North west facing orientation- Sunny 23 sqm balcony with moveable shutters, entertaining space- 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- King size second bedroom with built in robe- Second bathroom with vanity, shower and quality finishes- Ducted & zoned reverse cycle air conditioning throughout- Double glazed, tinted glass to all doors & windows- Near-new hybrid plank timber flooring to living & both bedrooms (no carpets!)- Quality tiling and window treatments throughout- Secure video intercom access- 2 secure undercover car bays (tandem)- Secure store room in car park- On-site concierge service in Q1- Access to resort style facilities in Q1, including an infinity lap pool, 2 hot tubs, fully equipped gym, residents lounge and theatre room.

STRATA AREA: Internal: 85 sqm, Balcony: 23 sqm, Car Bays (Tandem): 30 sqm, Store Room: 5 sqm, Total: 143 sqm

OUTGOINGS (APPROX.): Council Rates: \$1,909 p/a Water Rates: \$1,235 p/a Strata Admin Levy: \$1,033 p/q Strata Reserve Levy: \$143 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.