

**87/418-428 Murray Street, Perth, WA 6000**

**Apartment For Sale**

Tuesday, 7 May 2024

87/418-428 Murray Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Apartment**



Kim Turner  
0893641513



Sacha PopMarkov  
0893641513

## From \$395,000

If you're looking for a low-maintenance, lock-and-leave base that lets you enjoy the best of the City of Perth, look no further. Alternatively, if you're looking for an investment that will have a lot of appeal, this apartment in the Statton on Murray complex ticks that box too. If you're a fan of the arts, then you can walk to His Majesty's Theatre for the ballet or a show. RAC Arena is just as close for concerts and sporting events like the Wildcats and West Coast Fever games, and UFC. There's a multitude of wining and dining options on the doorstep or you can cross the rail line and explore the many delights of Northbridge. You'll have easy access to public transport and the freeway for commuting near and far, and beautiful Kings Park is in walking distance for some exercise at Jacob's Ladder and along the paths, or you can enjoy some downtime among the soaring trees and sweeping views. There's Coles, Kmart and Woolworths in heart of the city and plenty of boutique and department stores for shopping. Plus, the Apple Store is minutes away if you love new tech, or just want to be close for troubleshooting issues. And if you're looking to rent to international students, they'll be near UWA, Edith Cowan is coming to the city, and they can easily commute to other universities. The home is on the fourteenth floor of the complex with views over West Perth. It has a light and bright, spacious open-plan living/dining/kitchen area with reverse-cycle split-system airconditioning to keep you comfortable year round. The kitchen has stone benchtops, stainless-steel appliances, including oven, electric cooktop, rangehood and a dishwasher, microwave nook and fridge recess. The living area opens to a balcony where you can enjoy the outlook while entertaining. Start the day with an alfresco coffee or sip a wine in the evening and watch the sun set paint the sky. There are two bedrooms and one large bathroom with shower, large vanity unit, toilet, and laundry facilities - a wonderfully convenient feature that means there's no need to visit a laundromat. The roomy master has reverse-cycle split-system airconditioning, a walk-through robe, semi-ensuite access to the bathroom and balcony access. The second bedroom has a built-in robe and reverse-cycle split-system airconditioning. Apart from the low-maintenance aspect of the residence itself, the beauty of apartment living is you have access to the amenities (and more) of a house on a large block without having to spend time maintaining them. Here, residents will enjoy a fantastic lifestyle with use of a pool with spa and sundeck, sauna, gym, and lounge. The complex is secure, with a foyer, lifts, and secure parking for one car. Estimated current: Rates \$1,585.95pa Strata: \$ 2,488.60 pq Water \$1,158.00 p/a

Inside Open-plan living/dining/kitchen area with reverse-cycle split-system airconditioning. Carpet to the living area, timber flooring in the dining/kitchen area Kitchen with underbench and overhead cabinetry, stone benchtops, tiled splashbacks, stainless- steel-appliances including oven, electric cooktop, rangehood and dishwasher, microwave nook and fridge recess Carpeted master bedroom with reverse-cycle split-system airconditioning, walk-in robe and semi- ensuite access to the bathroom with shower, vanity unit with stone benchtops, toilet, and laundry facilities Carpeted second bedroom with reverse-cycle split-system airconditioning and built-in robe Linen cupboard Outside Balcony One secure car bay The complex Secure entry Foyer Lounge Gym Pool, spa, and sundeck Sauna

\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*