

**1516/380 Murray Street, Perth, WA 6000**



**Apartment For Sale**

Wednesday, 10 July 2024

1516/380 Murray Street, Perth, WA 6000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daniel Colbert

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## Buyers Guide \$479,000+

Future rent potential up to \$730 per week. Currently tenanted until 31st August 2024 at \$610 per week. Current Rental Comparative Market Analysis Report available from agent on request. Just arrived to market is this stunning apartment in one of Perth's CBD most sought after locations. This apartment will appeal to investors and owner occupiers alike! Inspired luxury awaits in one of Perth CBD's most revered locations, this 1 bedroom apartment presents intelligent design & resort style lifestyle amenities in an inner city sanctuary. Showcasing boutique living at the forefront of its intuitive design, the apartment is set in the highly sought-after "East Side" section of the amazing NV complex. The residence emphasises a great use of space, sophistication and a seamless connection to up close CBD views. With great outlooks from your balcony across the CBD, residents will delight in the amazing backdrop that comes alive at sunset and illuminates with the city lights at nightfall. Enjoy your balcony amidst the glow of late night city lights, or live it below in the walk to everything in the CBD pocket that this stunning location offers. Positioned in an esteemed inner-city precinct, the complex features unrivalled resort style facilities, ensuring the ultimate in inner city living. Coming home to an elegant entry lobby with feature marble and stone cladding, NV welcomes you with secure access, a friendly concierge service and lifts straight up to your exclusive apartment. The bold contemporary interior set in the originally highly sought after light colour scheme includes a gourmet kitchen equipped with select reconstituted stone benchtops, glass feature splashbacks, Smeg appliances as well as designer timber grain & coloured melamine cabinetry and an integrated dishwasher, fridge and freezer along with self-close drawer runners and cupboard door hinges. Luxurious finishes include engineered timber flooring, stone accents, striking floor-to-ceiling tiling in the bathroom and split system reverse cycle air conditioning in the living and main bedroom. - 1 bed | 1 bath | 1 car - Select engineered timber floorboards for Living / Dining areas - Select broadloom carpets to Bedroom - BIR with sliding mirror doors, with melamine shelf and hanging rail in bedroom - Timber grain/coloured melamine kitchen and laundry cupboards - Select reconstituted stone benchtops - Island bench - Smeg Appliances including fully integrated dishwasher and fridge freezer - Reconstituted stone vanity tops to bathroom - Semi-recessed vitreous china basin - Designer shower mixer & rail shower, polished chrome - Quality reverse cycle air-conditioning to Living Room & Main bedroom - Refuse disposal provided to every apartment floor - Swipe card & numeric key entry to ground floor lobby - Controlled lift access to each floor - Remote control driveway gates via swipe card Rooftop Leisure Facilities - 25m infinity edge, rooftop outdoor pool - Air-conditioned common rooftop entertainment area including casual lounge and dining spaces - Shaded East roof terrace with outdoor dining furniture - Electric BBQ's to outdoor dining area - Outdoor Theatre area Level 5 Leisure Facilities - 21m outdoor heated lap pool including spa - Secure access gym, air conditioned with landscaped gym terrace with artificial turf - Timber lined sauna - Steam room with tiled seating and feature wall - Change rooms with male, female and accessible toilets, with showers This property is priced to sell, with a buyers guide starting from just \$479,000+. Don't miss out on this fantastic opportunity to own your own inner city apartment in one of the most in-demand and sought after inner city CBD locations. Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an future estimated rental return of up to \$730 per week. Rates & Dimensions Strata: \$1,052.05/qtr\*\* | Strata Reserve \$336.60/qtr\*\* Council: \$1806.10/yr\*\* Water: \$1,252.08/yr\*\* Internal: 43sqm External: 10sqm Store: 4sqm Car: 14sqm Total: 71sqm\*\*\*\* Strata, council & water costs, and apartments measurements are approximate; interested parties are welcome to carry out their own costs & measurements due-diligence.