







UNDER OFFER BY AHSAN FROM XCEED!!

2 1 1 79m2

Sweeping views really don't get much better than this. Featuring two bedrooms with a shared balcony, just imagine savouring your morning with coffee while contemplating the day ahead with the city literally at your feet.

The open-plan living and dining with a wrap-around balcony takes the panoramas to another level, with the Swan River twinkling below. Cocktails at sunset are definitely on the menu, shaken and stirred in your contemporary kitchen with an island bench, filtered water and all the modern conveniences.

Your very own sky bath includes city vistas as you soak away the few stresses you would have living in this apartment. Especially since the property includes the stylish furniture.

When you're ready for sleep, the electric blinds provide all the privacy you need, and three split-system air conditioners help keep the temperature comfortable year-round.

Resort-style facilities include a communal pool, a well-equipped gym and a welcoming lobby. Not that you will need a car very often in this central location, but secure undercover parking is a bonus in any city.

You'll definitely get your steps in since Kings Park, Northbridge, Elizabeth Quay, Perth Convention Centre, Swan River, restaurants, theatres, shops, public transport and so many other attractions are within walking distance.

Price	SOLD for $650,000
Property Type	Residential
Property ID	33264
Land Area	79 m2
Floor Area	123 m2

Agent Details

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Office Details

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Students of the newly opened Edith Cowan University will enjoy the stroll to class, while those studying at the University of Western Australia will appreciate the convenience of being able to jump on the train or bus.

This is a no-brainer for city workers, particularly those with offices across the road at QV1 Plaza. Given the low-maintenance nature of this apartment, medical professionals at the Royal Perth Hospital or the Nedlands medical precinct will find this apartment ideal.

Investors seeking to build their property portfolio will be drawn to this opportunity for obvious reasons. Given the easy connections to the Perth Airport, this is perfect for out-of-towners looking for something special while in the city.

Property features:

• Stunning inner-city apartment with panoramic views
• Two bedrooms with built-in robes and a shared balcony
• Open-plan living/dining with a wraparound balcony
• Contemporary kitchen with an island bench and modern appliances
• Sky bathing with incredible city views
• Inviting entryway with storage
• Integrated bathroom and laundry
• Electric blinds for privacy
• Filtered water
• Three split-system air-conditioners
• Resort-style facilities including a pool, a well-equipped gym and a welcoming lobby
• Undercover parking for one car
• Sold fully furnished.
• Council rate approx. $2031.25
• Water rate approx. $1398.30

Location highlights:

• 70m to QV1 Plaza
• 750m to the Perth Train Station
• 800m to Northbridge
• 850m to Coles Central Raine Square
• 900m to Edith Cowan University
• 950m to the Perth Convention Centre
• 1km to the Swan River
• 1km to Kings Park
• 1.3km to Elizabeth Quay
• 2.3km to Royal Perth Hospital
• 4.7km to the Nedlands medical precinct
• 5km to the University of Western Australia
• 6km to the Crown Entertainment precinct
• 13km to the Perth Airport

Please don't hesitate to contact Ahsan Mustafa on 0402 270 173 or ahsan@xceedre.com.au to arrange a viewing today.

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