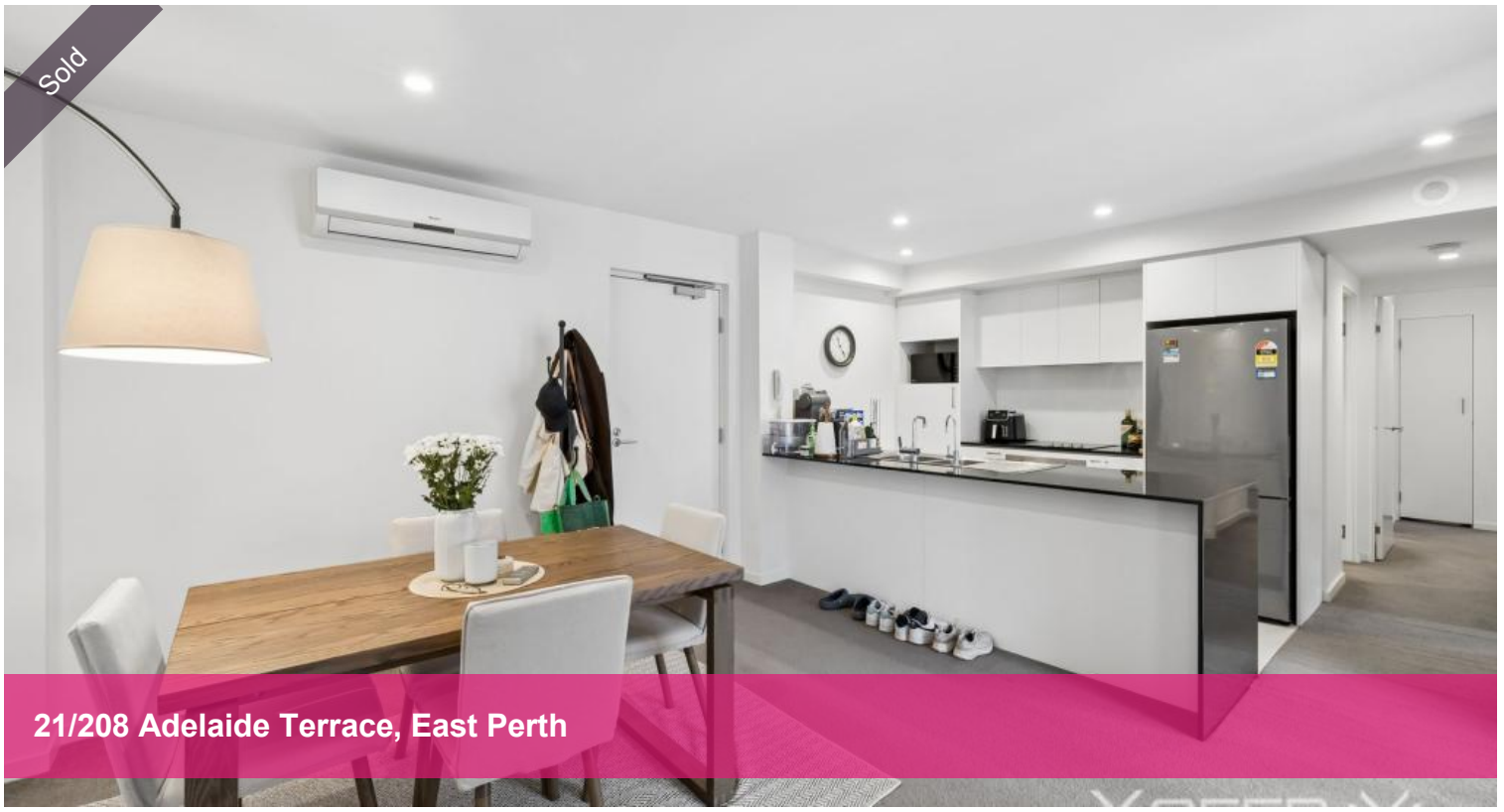








Resort-Style City Living with Space, Security & Convenience

2 2 1 109m2

Perfectly positioned within the highly regarded AU Apartments, this spacious two-bedroom, two-bathroom residence delivers the ultimate blend of comfort, convenience and lifestyle in the heart of Perth.

Whether you're a professional seeking a vibrant city lifestyle, a downsizer wanting low-maintenance living, or an investor looking for a quality addition to your portfolio, this impressive apartment presents an outstanding opportunity.

Designed for modern living, the generous open-plan layout flows seamlessly from the contemporary kitchen through to the living and dining areas before extending onto a private balcony - creating the ideal space to relax, entertain or enjoy your morning coffee.

The thoughtfully designed floorplan provides excellent separation between the two bedrooms, with the oversized master suite featuring a walk-in robe and private ensuite, while the second bedroom is serviced by a spacious main bathroom incorporating a convenient laundry.

Beyond the apartment itself, residents enjoy access to an impressive range of resort-style facilities including a swimming pool, fully equipped gymnasium, sauna, residents' lounge, games room, BBQ facilities and boardroom.

Price	SOLD for $610,000
Property Type	Residential
Property ID	33306
Land Area	109 m2
Floor Area	78 m2

Agent Details

Ken Yan - 0488 886 698
Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

Located only moments from Elizabeth Quay, Langley Park, the Swan River foreshore, restaurants, cafés, bars, shopping and public transport, this is city living at its absolute best.

Features You'll Love:
2 bedrooms | 2 bathrooms | 1 secure car bay
Separate lockable storeroom
Spacious 109sqm total area
78sqm internal living
12sqm balcony
Open-plan living and dining area
Modern kitchen with stone benchtops
Oversized master suite with ensuite
Built-in robes to both bedrooms
Reverse-cycle air conditioning
Secure audio intercom entry
Resort-style swimming pool
Fully equipped gymnasium
Sauna
Residents lounge and games room
BBQ entertaining facilities
Boardroom facilities
Secure complex
Excellent lock-and-leave lifestyle
Location Highlights
Approx. 600m to Elizabeth Quay
Approx. 500m to Langley Park
Easy access to Perth CBD
Walk to cafés, restaurants and bars
Free CAT bus nearby
Close to Elizabeth Quay Train Station
Easy access to Optus Stadium and Crown Entertainment Complex

Strata fees - $1,840.18 per quarter
Water rates - $1,335.35 per annum
Council rates - $1970.55 per annum

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.