

**205/2 Moreau Parade, East Perth, WA, 6004**

**Apartment For Sale**

Monday, 28 October 2024

205/2 Moreau Parade, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Eddie Kong  
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## Resort Style Living In the City Fringe

### Queen QII Apartments

For inspections, please contact Eddie to register.

Strategically located at the prestigious Queen Riverside precinct, this apartment is built to suit modern lifestyle and comfortable living with facilities of a resort style accommodation. It is close to amenities and accessibility is easy from point to point.

### The Apartment

Fully furnished and well maintained.

This apartment is located at level 2 with a nice balcony. 2 beds, 2 baths and 1 car bay, it is equipped with contemporary features and fitting to suit modern lifestyles.

A total of 103 sqm that consists of 77 sqm internal living, 9 sqm balcony, 13 sqm parking bay and 4 sqm storage area, its layout design is well thought through that maximizes the usage of space. This apartment has the features of a comfortable home to name a few:

- Open plan kitchen dining and living area
- Kitchen is equipped with hot plate, oven, rangehood and dishwasher - En-suite master bedroom with built in wardrobe
- En-suite with bathtub
- Semi-ensuite 2nd bathroom with a built in wardrobe
- Private balcony
- Laundry area
- Ducted reverse cycle throughout
- Intercom system for building access
- 1 secured undercover car bay

If you are looking for an investment property with income right after the settlement, this is it! The rent is \$725 a week currently on a fully furnished basis, indeed it offers an attractive yield and it is well worth serious consideration. It has been tenanted to the current tenants since May 2022 and they have expressed the intention to continue the lease if both parties agree. For info the existing lease expires in mid-May 2025.

### Great Location

Easy access and close to Fraser Point, Waterbank Precinct, Elizabeth Quay, Crown Perth and approximately 2 km to Perth CBD. Within walking distance, you will find:

- Queens Garden
- Langley Park
- CAT bus services

Within the CBD, there are more ... dining and entertainment venues, general retail and services.

Truly a city living that offers comfort, convenience, and easy access to surrounding amenities. Whether you are looking to invest or with the plan to move in subsequently, this apartment offers a well worthy proposition.

Please contact Eddie Kong at 0451 125 188 or John Hu 04 2560 1881 for details and arrange an inspection.

Distance and size are approximate.

Rate and fees (Approximate)

- Council rates \$1,924 pa
- Water rates \$1,213 pa
- Strata levies \$1,109.45 pq
- Reserve funds \$144.18 pq

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