



East Perth, 103/2 Moreau Parade

Downtown Luxury!

Step into a world of style and sophistication with this stunning 137sqm, 2-bedroom, 2-bathroom apartment in the highly sought-after QII Apartments at Queens Riverside, expertly designed and developed by Frasers Property.

Living here means enjoying resort-style amenities right at your doorstep. On Level Four, residents have exclusive access to an Infinity lap pool, two hot tubs, a fully-equipped gym, a resident's lounge, and a private theatre room. It's the ultimate urban retreat, offering relaxation and luxury without even stepping outside the complex.

Inside, the modern, tiled kitchen flows seamlessly into the spacious open-plan dining and living area, creating an inviting and airy atmosphere. The kitchen is equipped with sleek benchtops, stylish cabinetry, integrated appliances (dishwasher, oven, microwave, rangehood), double sinks, and ample pantry storage - a perfect blend of functionality and elegance.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD



For Sale
Under Offer

View
ljhooker.com.au/3SBKFGJ

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LJ Hooker City Residential
(08) 9325 0700

Full-height sliding doors open to a covered balcony deck, extending your living space to a private alfresco area. Whether you're enjoying your morning coffee or entertaining guests, this outdoor retreat offers the perfect setting. Both carpeted bedrooms feature built-in wardrobes and ensuite-style access to bathrooms.

Adding to the convenience is a secure single car bay, making this apartment an ideal lock-up-and-leave home for professionals, downsizers, or investors.

Situated in East Perth, this apartment offers unmatched connectivity. It's just moments from Ozone Reserve, Lake Vasto, and nearby bus stops, with effortless access to the Perth CBD, boutique shopping, top dining spots, and cultural attractions. Entertainment venues like Optus Stadium, Crown Towers, and Elizabeth Quay are all within easy reach, ensuring you're always close to the action.

With cafés, restaurants, parks, and waterfront beauty just a short stroll away, this residence offers a perfect balance of luxury, security, and convenience.

Features include, but are not limited to:

- Open-plan living/dining/kitchen area
- Quality integrated appliances
- Alfresco/balcony entertaining deck
- Built-in robes in both bedrooms
- Well-appointed ensuite bathrooms
- Stone bench tops
- Ducted air-conditioning
- Shadow-line ceiling cornices
- Down lights
- Skirting boards
- Intercom system —for easy guest and visitor access into the building
- Resort-style complex facilities on Level Four
- Secure single car bay

Rates & Dimensions:

- Council Rates: \$1,923.55 p.a.
- Water Rates: \$1,610.72 p.a.
- Strata Admin: \$955.57 p/qtr
- Strata Reserve: \$153.88 p/qtr
- Residence Area: 77sqm
- Total Area: 137sqm



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More About this Property

Property ID 3SBKFGJ

Property Type Apartment

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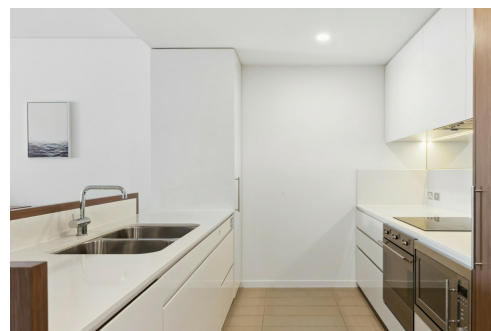
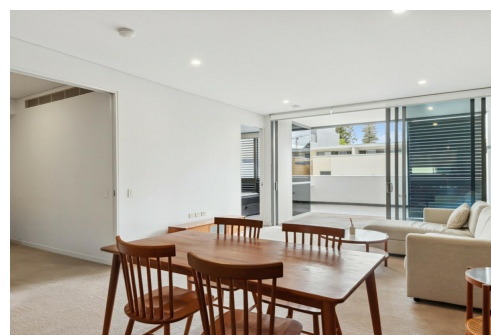
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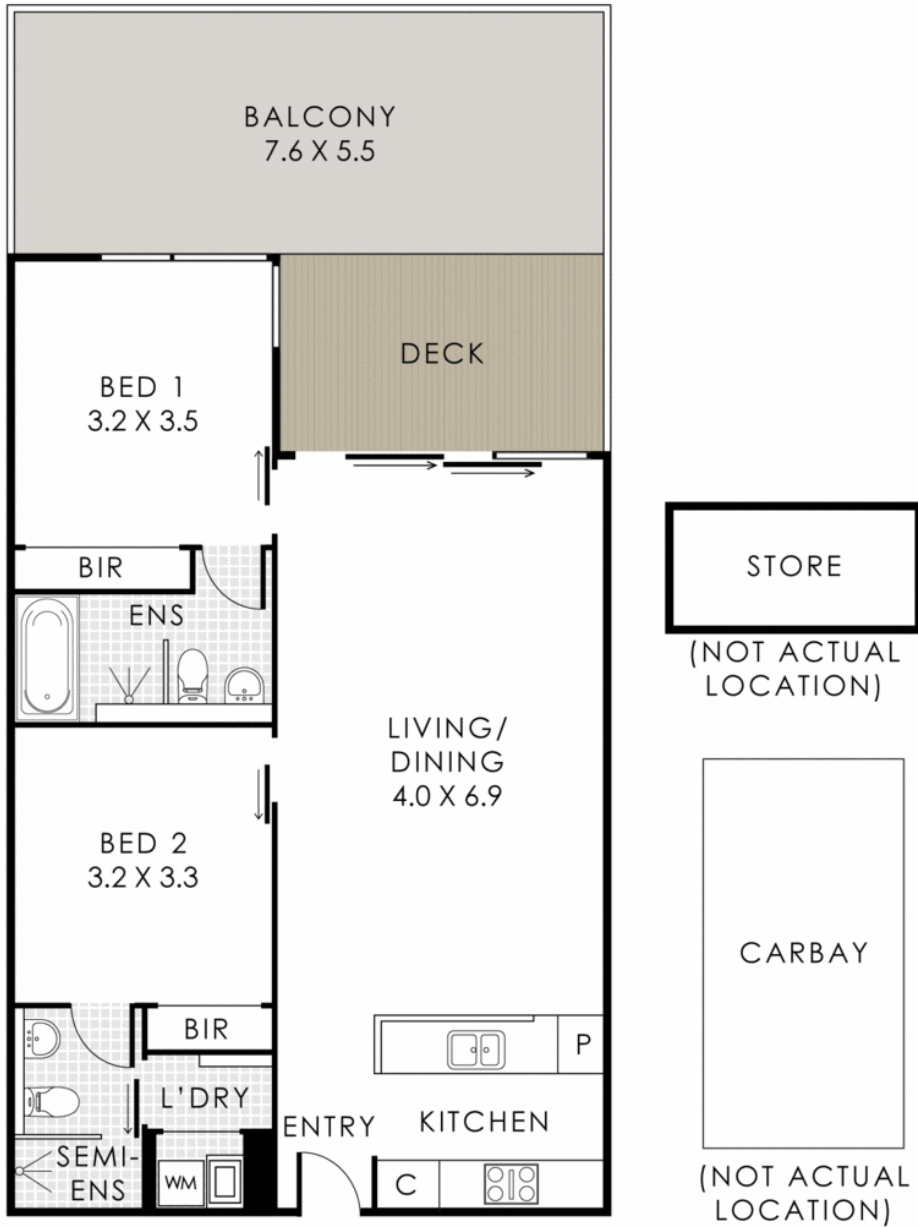
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Apartment 103/2 Moreau Parade, East Perth

Residence 77m² | Store 3m² | Balcony 41m² | Carbay 14m²

Total Area 137m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C&A Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cacreative.com.au