



## East Perth, 304/2 Moreau Parade

Love Where You Live...

Step into refined elegance with this beautifully designed, 103sqm, north-facing two-bedroom apartment on the third floor of the prestigious QII Apartments at Queens Riverside. Boasting superior quality finishes and an oversized balcony with stunning views over the lush Queens Gardens, this is an exceptional opportunity for those seeking a luxurious urban retreat.

Residents enjoy exclusive access to world-class amenities, including an Infinity lap pool, two heated spas, a fully-equipped gym, a resident's lounge, and a private theatre room-all designed for relaxation and entertainment without leaving the building.

Inside, the open-plan living and dining area is bathed in natural light, flowing effortlessly onto the expansive covered balcony-perfect for alfresco dining while taking in the serene parkland views. The sleek tiled kitchen is a masterpiece of style and function, featuring stone benchtops, integrated appliances (dishwasher, oven, microwave, rangehood),



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**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3SDHFGJ](http://ljhooker.com.au/3SDHFGJ)

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**LJ Hooker City Residential**  
**(08) 9325 0700**

double sinks, and ample storage.

The generously sized bedrooms include mirrored built-in wardrobes and the main has private access to a well-appointed bathroom, with the 2nd bathroom incorporating the laundry for added convenience. Thoughtful details such as ducted air-conditioning, shadow-line ceiling cornices, downlights, and skirting boards elevate the space with a refined, contemporary feel.

Positioned in the heart of East Perth, this apartment offers unparalleled connectivity. Stroll through Queens Gardens, take advantage of nearby Ozone Reserve and Lake Vasto, or hop on free public transport for quick access to the Perth CBD, Elizabeth Quay, Optus Stadium, and Crown Towers. With cafés, restaurants, and waterfront attractions all at your doorstep, you're perfectly placed to enjoy the very best of city living.

This is a rare opportunity to own a premium apartment in one of East Perth's most sought-after developments. Don't miss your chance to experience the perfect balance of luxury, convenience, and breathtaking views!

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
- 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: 103sqm



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## More About this Property

Property ID	3SDHFGJ
Property Type	Apartment

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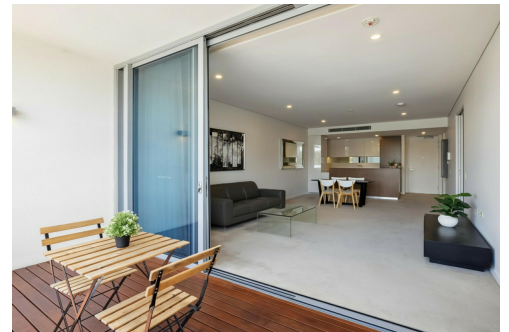
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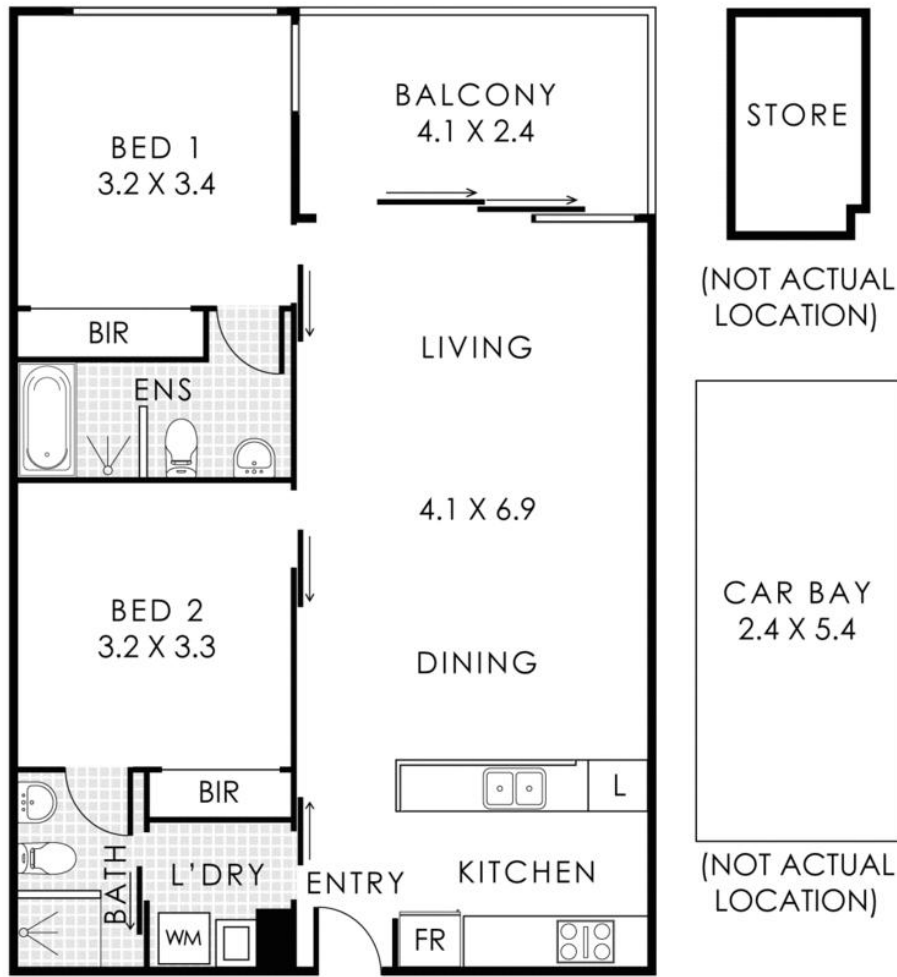
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**Apartment 304/2 Moreau Parade, East Perth**

Residence 77m<sup>2</sup> | Store 4m<sup>2</sup> | Car Bay 13m<sup>2</sup> | Balcony 9m<sup>2</sup>  
**Total Area 103m<sup>2</sup>**



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 this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas and/or eaves. CIBC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.  
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