







7/2 Moreau Parade, East Perth

Style Central!

A bright and beautifully presented one bedroom apartment with a generous entertainer's balcony and a highly connected East Perth address - this is easy-care inner-city living with contemporary style, practical space and lifestyle convenience in equal measure. Positioned within a modern complex, this apartment offers a light-filled layout moments from Queens Gardens, the Swan River foreshore and the Perth CBD.

THE PROPERTY
Set within a contemporary apartment complex, this appealing residence offers a wonderful opportunity for first-home buyers, professionals, downsizers and investors seeking a low-maintenance lifestyle without compromising on comfort, presentation or outdoor living.

The apartment is thoughtfully configured with open-plan living and dining at its heart, a spacious bedroom, one bathroom and a covered balcony that creates a seamless connection between the interiors and the surrounding city-fringe setting. Timber-look flooring, crisp white finishes and excellent natural light combine to give the home a welcoming, move-in-ready feel.

Whether relaxing at home or stepping out to explore East Perth's

1 1 1

FOR SALE
Under Offer by Brendan & Sharon Smith

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cafés, the Perth CBD, parklands and riverside precincts, this address places the best of inner-city Perth within easy reach.

THE FEATURES
The light-filled open-plan living and dining zone is designed for everyday comfort, with timber-look flooring, a neutral contemporary palette, with direct street access via the covered balcony. The outdoor area provides a genuine extension of the living space, with room to enjoy a morning coffee or relaxed evening dining.

The stylish kitchen is a practical focal point of the home, featuring sleek benchtops, quality appliances and ample storage. Its central position ensures the kitchen remains connected to the living area, creating an easy flow for both everyday life and hosting friends.

The bedroom is generously proportioned and includes built-in robe storage, providing a peaceful and functional retreat from the main living area. The modern bathroom is well finished, with a clean and contemporary design, featuring a bath, shower, toilet and vanity, as well as an internal laundry. The inclusion of one car bay adds valuable convenience to this central location.

Further highlights include a bright internal presentation, excellent indoor-outdoor flow and a genuine lock-and-leave lifestyle. The combination of a spacious living zone, modern kitchen, comfortable accommodation and an inviting balcony makes this an ideal option for those seeking an easy-care home in a connected East Perth setting.

THE LOCATION
Positioned on Moreau Parade in East Perth, this apartment enjoys excellent convenience in one of Perth's most desirable city-fringe precincts. Queens Gardens is nearby, while the Swan River foreshore, Langley Park and the East Perth waterfront provide an outstanding selection of walking trails, open green spaces and leisure opportunities.

The Perth CBD is readily accessible, as are the dining and lifestyle destinations of Claisebrook Cove, Royal Street, Elizabeth Quay and Northbridge. Matagarup Bridge also creates a scenic connection to Optus Stadium, The Camfield and the wider Burswood entertainment precinct, making it easy to enjoy major sporting events, concerts and weekend outings.

THE AMENITIES
Local amenity is a genuine highlight of this address, with local bus services, the free CAT network and a broad selection of shopping, dining and entertainment options all within convenient reach.

Whether your day calls for a riverside walk, a café catch-up, a city commute or an evening at a major event, this location makes it easy to embrace the full East Perth lifestyle.

THE WHY
- bedroom apartments that combine a contemporary interior, valuable outdoor living and a dedicated car bay are always in demand in an established inner-city location. This is a home that delivers the convenience and low-maintenance appeal buyers want, paired with the space to relax, entertain and enjoy the lifestyle on offer.

Whether you are entering the market, securing a city-fringe base, downsizing to an easy-care residence or adding a quality property to your portfolio, 7/2 Moreau Parade represents an outstanding opportunity.

THE NUMBERS

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Council Rates: $1,795.30 pa
Water Rates: $1,091.58 pa
Strata Admin: $958.77 p/qtr
Strata Reserve: $118.48 p/qtr
Internal Area:52sqm
Total Area: 90sqm

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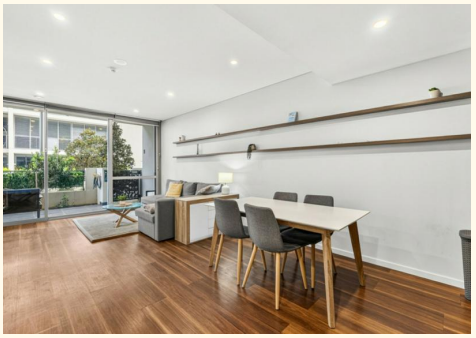
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MORE DETAILS

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Property Type	Apartment

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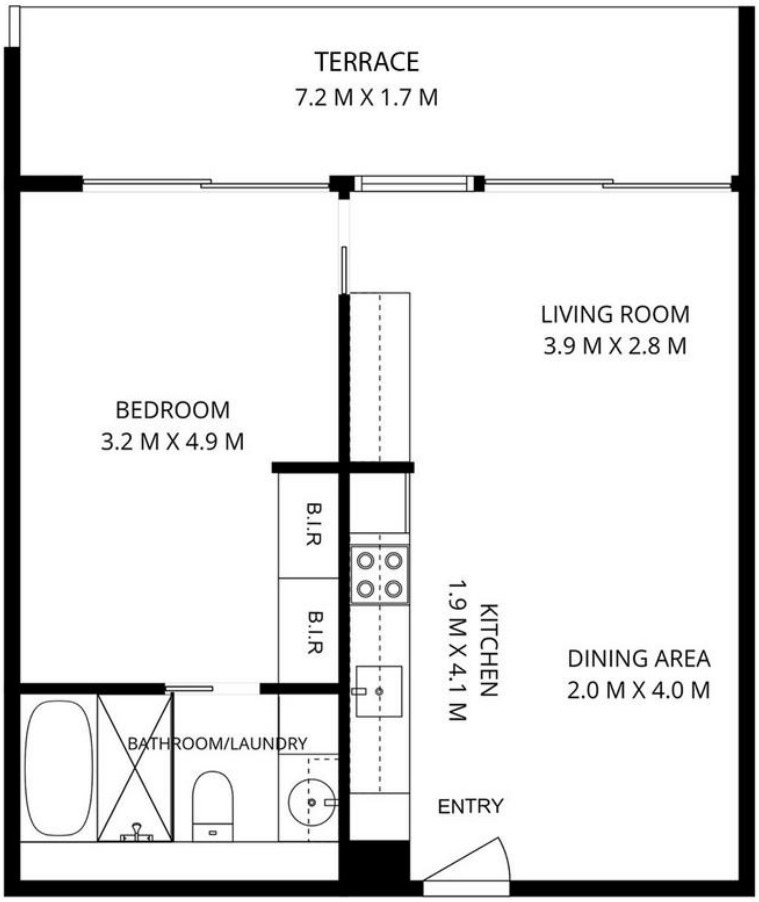
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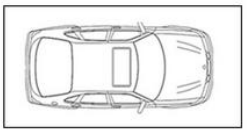




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CARBAY



(NOT ACTUAL LOCATION)

STOREROOM



(NOT ACTUAL LOCATION)

Approximate Areas

Internal Area	52m²
Carbay	13m²
Storeroom	7m²
Terrace	18m²
Total Lot Size	90m²

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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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