

1002/380 Murray Street, Perth




## NOW VACANT! NEW TO MARKET !

Just arrived to market is this stunning apartment in one of Perth's CBD most sought after locations. This apartment will appeal to investors and owner occupiers alike !

Inspired luxury awaits in one of Perth CBD's most revered locations, this 1 bedroom apartment presents intelligent design & resort style lifestyle amenities in an inner city sanctuary. Showcasing boutique living at the forefront of its intuitive design, the apartment is set South facing on the 10th floor of the amazing NV complex.

Positioned in an esteemed inner-city precinct, the complex features unrivalled resort style facilities, ensuring the ultimate in inner city living. Coming home to an elegant entry lobby with feature marble and stone cladding, NV welcomes you with secure access, a friendly concierge service and lifts straight up to your exclusive apartment.

The bold contemporary interior set in the originally highly sought after light colour scheme includes a gourmet kitchen equipped with select reconstituted stone benchtops, glass feature splashbacks, Inbuilt appliances as well as designer timber grain & coloured melamine cabinetry and an integrated dishwasher, fridge and freezer along with

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker City Residential

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

self-close drawer runners and cupboard door hinges. Luxurious finishes include engineered timber flooring, stone accents, striking floor-to-ceiling tiling in the bathroom and split system reverse cycle air conditioning in the living and main bedroom.

- 1 bed | 1 bath | 1 car
- Select engineered timber floorboards for Living / Dining areas
- Select broadloom carpets to Bedroom
- BIR with sliding mirror doors, with melamine shelf and hanging rail in bedroom
- Timber grain/coloured melamine kitchen and laundry cupboards
- Select reconstituted stone benchtops
- Island bench
- Inbuilt Appliances including fully integrated dishwasher and fridge freezer
- Reconstituted stone vanity tops to bathroom
- Semi-recessed vitreous china basin
- Designer shower mixer & rail shower, polished chrome
- Quality reverse cycle air-conditioning to Living Room & Main bedroom
- Refuse disposal provided to every apartment floor
- Swipe card & numeric key entry to ground floor lobby
- Controlled lift access to each floor
- Remote control driveway gates via swipe card

#### Rooftop Leisure Facilities

- 25m infinity edge, rooftop outdoor pool
- Air-conditioned common rooftop entertainment area including casual lounge and dining spaces
- Shaded East roof terrace with outdoor dining furniture
- Electric BBQ's to outdoor dining area
- Outdoor Theatre area

#### Level 5 Leisure Facilities

- 21m outdoor heated lap pool including spa
- Secure access gym, air conditioned with landscaped gym terrace with artificial turf
- Timber lined sauna
- Steam room with tiled seating and feature wall
- Change rooms with male, female and accessible toilets, with showers

" Agents Note —Rooms and balcony shown with furniture are computer generated images.

This property is priced to sell, with a buyers guide of Offers from \$565,000. Don't miss out on this fantastic opportunity to own your own inner city apartment in one of the most in- demand and sought after inner city CBD locations.

Invest or nest - this property is perfect to enjoy yourself with vacant possession on settlement or to find the perfect tenant, with an estimated rental return of \$750-\$770 per week as an unfurnished apartment.

#### Rates & Dimensions:

Strata Admin: \$937.89/qtr\*\* | Strata Reserve \$282.15/qtr\*\*  
Council: \$1768.15/yr\*\* Water: \$1250.67/yr\*\*  
Internal: 44sqm External: 10sqm Store: 5sqm Car: 14sqm Total: 73sqm\*\*

- \* Strata, council & water costs, and apartments measurements are approximate; interested parties are welcome to carry out their own

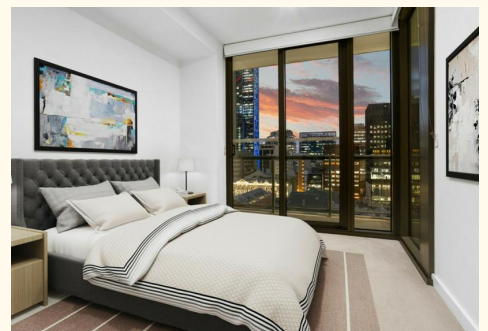
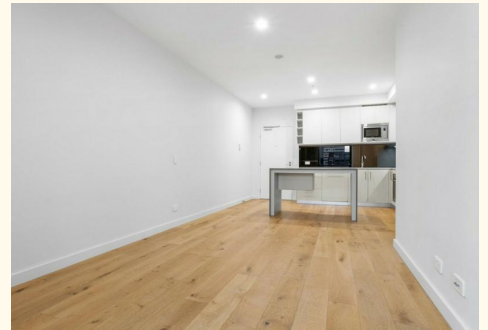
costs & measurements due-diligence.

## MORE DETAILS

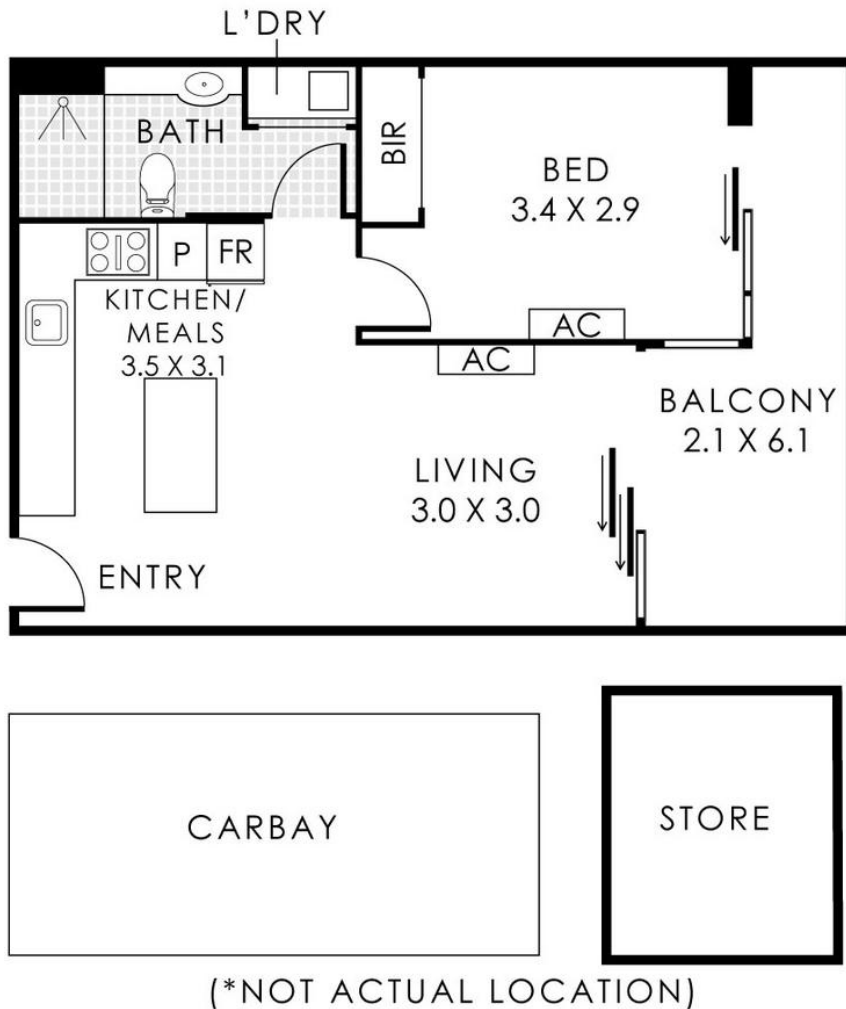
Property ID                    3V7PFGJ  
Property Type                Apartment

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Residence 44m<sup>2</sup> | Balcony 10m<sup>2</sup> | Carbay 14m<sup>2</sup> | Store 5m<sup>2</sup>  
**Total Area 73m<sup>2</sup>**



This floorplan is for illustrative 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 on approximate inspection only. Measurements and total areas do not include or account for wall thickness or any other underpinning. City Directive 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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