

1012/380 Murray Street, Perth

LIVE THE NV DREAM !


This is a fantastic opportunity to purchase a 1 bedroom, 1 bathroom apartment on the 10th floor of the iconic NV apartment complex.

Live it up in the epicentre of Perth CBD! Truly spacious and accented by engineered timber flooring, an attractive neutral colour palette and luxurious bathroom finishes including striking floor-to-ceiling tiling. The sleek kitchen is smartly dressed in stone and offers a full array of high end appliances, including integrated fridge & microwave! Other modern comforts include a combined washing machine/clothes dryer and split-system air-conditioning. The living space flows seamlessly out to the balcony.

NV Apartments is an outstanding and bespoke complex, boasting exceptional design, top-of-the-range fittings and exquisite attention to detail. The building offers arguably the greatest selection of resort style facilities available in Perth today;

You'll love the rooftop infinity pool, outdoor cinema, BBQ & lounge areas, PLUS, there's also a heated outdoor pool and lounge areas located on Level 5. Add to that, a state-of-the-art gym, sauna and steamroom, stylish lobby and excellent concierge & building management. NV promises an inner-city lifestyle others are sure to envy!

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.

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FOR SALE
GUIDING \$600,000's

VIEW
By Appointment

AGENTS
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

AGENCY
LJ Hooker City Residential
(08) 9325 0700

 **LJ Hooker**

Embraced by world-class attractions, this urban retreat is ideally located for Perth's best lifestyle enhancing amenities. From iconic, high-end fashion stores, to trendy bars and funky cafes, to a smorgasbord of mouthwatering and different cuisines for you to enjoy. Take a short stroll to Northbridge, Murray and Hay Street malls, Yagan Square, world famous Kings Park, the Swan River, Elizabeth Quay, and so much more. Take advantage of various local transport options and convenience shopping at its best.

Love the place you live! Get in touch for more information about this incredible opportunity to secure highly convenient, very comfortable inner city living !

This property is priced to sell, with a buyers guide of Offers in the \$600,000's. 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 or to potentially keep the current tenants. Currently tenanted on a fixed term lease until 30/07/26 at \$715.00 per week fully furnished*. Private inspections for this property are limited as it is currently tenanted. To avoid missing out, we encourage you to attend the scheduled home open.

Property Outgoings (Estimated) :

Strata Admin: \$937.87p/qtr** | Strata Reserve:\$282.15 p/qtr**
Council: \$1,768.15 p/yr** | Water: \$1,250.67 p/yr**
Internal: 44sqm External: 10sqm Store: 3sqm Car: 14sqm Total: 71sqm**

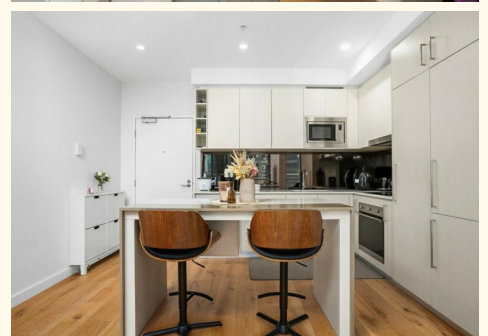
- Being sold fully furnished. Some items pictured in advertising will not be included in the sale - please contact the agent and a list of included furniture/chattels is available on request.
- * Council & water costs per year, Strata costs per quarter and apartments measurements are approximate-please call agent for details; interested parties are welcome to carry out their own costs & measurements due-diligence.

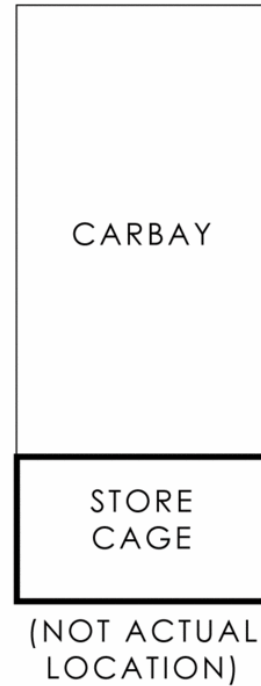
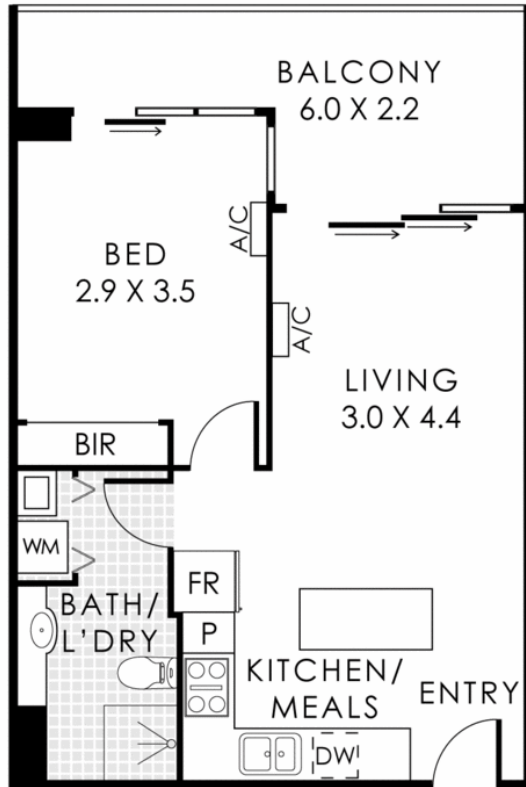
MORE DETAILS

Property ID 3VJ7FGJ
Property Type Apartment

Daniel Colbert 0414 337 434
Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





1012/380 Murray Street, Perth

Residence 44m² | Balcony 10m² | Store Cage 4m² | Carbay 13m²

Total Area 71m²



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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.ljhooker.com.au