






1703/1 Geoffrey Bolton Avenue, Perth

## Designer Residence - Iconic Location!

Perched high on the 17th floor of the exclusive "Towers at Elizabeth Quay" residence, this sophisticated apartment delivers the ultimate inner-city lifestyle with sweeping views that stretch across the river, parklands and skyline. From the moment you step inside, the light-filled interiors and clean architectural lines create a sense of calm, while expansive glazing draws the outside in and frames a truly breathtaking outlook both day and night.

The open-plan living and dining zone is designed for effortless living and entertaining, with a seamless flow to the stunning outlook, where you can soak in the panorama with your morning coffee or evening wine. A sleek contemporary kitchen anchors the space, complete with streamlined cabinetry, quality appliances and stylish finishes that make everyday cooking feel like a luxury experience.

The bedroom is beautifully appointed and tranquil, offering plush comfort and built-in storage, while the bathroom showcases modern fixtures, elegant tones and a refined hotel-style aesthetic. A dedicated laundry and thoughtful storage enhance practicality without compromising the apartment's luxury appeal.

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### FOR SALE

Under Offer by Brendan & Sharon Smith

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.

 **LJ Hooker**

Residents enjoy access to premium resort-style amenities including a stunning pool, fully equipped gym and impressive lounge spaces that reflect the building's high-end design ethos. Positioned in one of Perth's most sought-after riverside precincts, you're moments from scenic walks, vibrant dining, cafes and the CBD, placing convenience and lifestyle right at your doorstep. This is a home that blends style, comfort and location into one exceptional offering - perfect for professionals, investors or anyone seeking an elevated city residence with unforgettable views.

Feature Include:

- The Towers at Elizabeth Quay sits above the 5-star Ritz-Carlton Hotel
- Secure underground parking bay plus private storeroom
- Camera and voice intercom entry system
- Private owner access directly into the Ritz-Carlton Hotel
- Designer kitchen with Siemens appliances
- Ducted reverse-cycle air conditioning
- Complete with all luxury furniture as pictured
- Currently returning \$850.00 per week (not a fixed term)
- Private lobby entrance with concierge services

Points of Interest:

- Located in the heart of Elizabeth Quays
- Located across the road from the Stirling Gardens & Langley Park
- 200m to Barrack Street Jetty
- 500m to Hay Street Mall
- 500m to Perth Convention & Exhibition Centre
- 500m to Riverside Theatre
- 400m to Elizabeth Quay Station
- 1.2km to Edith Cowan University Perth
- 1.2km to Yagan Square
- 1.2km to Perth Underground
- 1.9km to North Metropolitan Tafe

Rates & Dimensions:

Council \$2,051.45 pa  
Water \$1,406.58 pa  
Strata Admin \$1,856.82 p/qtr  
Strata Reserve \$250.67 p/qtr  
Residence Area 54sqm  
Total Area 74sqm

**MORE DETAILS**

Property ID                    3V1CFGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

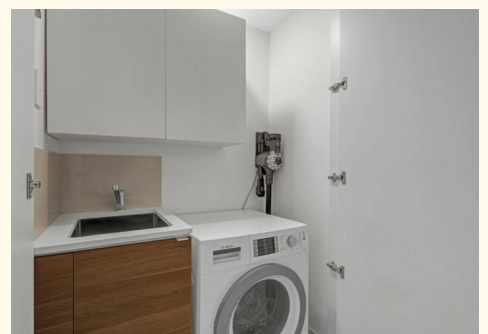
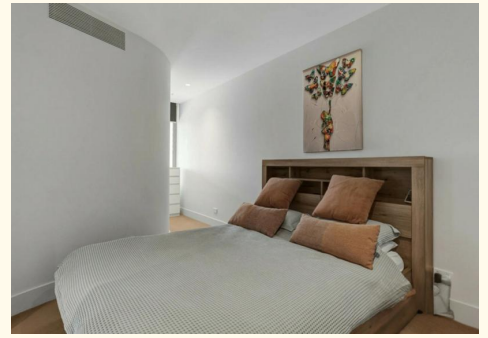
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