



306/11 Barrack Square, Perth

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## Any closer to the river and you would be in it!

Currently leased at \$855 P/Week Until 2nd of October 2025!

Prepare to be impressed the moment you walk in the door of this fantastic two bedroom apartment at The Towers. This apartment boasts, what may well be, the best position in the entire complex! With a south corner, end of terrace footing on the third floor you simply cannot get closer to the Quay. Offering a generous undercover external balcony (which is a rarity in the complex) with an incredible view, you are primed for uncompromised entertaining.

Open plan layout with Swan River views and direct balcony access - Ideal for entertaining

Covered balcony with glorious outlook over Elizabeth Quay, Swan River and up to Kings Park

Sleek kitchen with dishwasher, built in fridge/freezer and gas cook top  
Master bedroom enjoys A/C, Quay views, built in wardrobe and balcony access

Second bedroom features A/C, built in robe and water views

Bathroom enjoys large shower recess with rain shower & wand

Separate laundry with washer/dryer provided for your convenience

Lockable storage area

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Daniel Colbert

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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**

Generously sized to accommodate your belongings  
Pool, gym, residents Lounge & kitchen on site  
Concierge on site for added convenience  
Being sold fully furnished\*

Invest or nest —this property is perfect to enjoy and occupy yourself  
or find the ideal tenant with an estimated rental return of \$800-\$850  
per week.

All in all a fantastic offering and one not to be missed.

Total strata area 79 sqm  
Internal 60 sqm  
Balcony 12 sqm  
Storage 7 sqm

Council Rates \$2510.85 pa  
Water Rates \$1678.58 pa  
Strata Levies \$1,489.94 p/qtr

- Being sold fully furnished. Please contact the agent and a list of furniture/chattels is available on request.

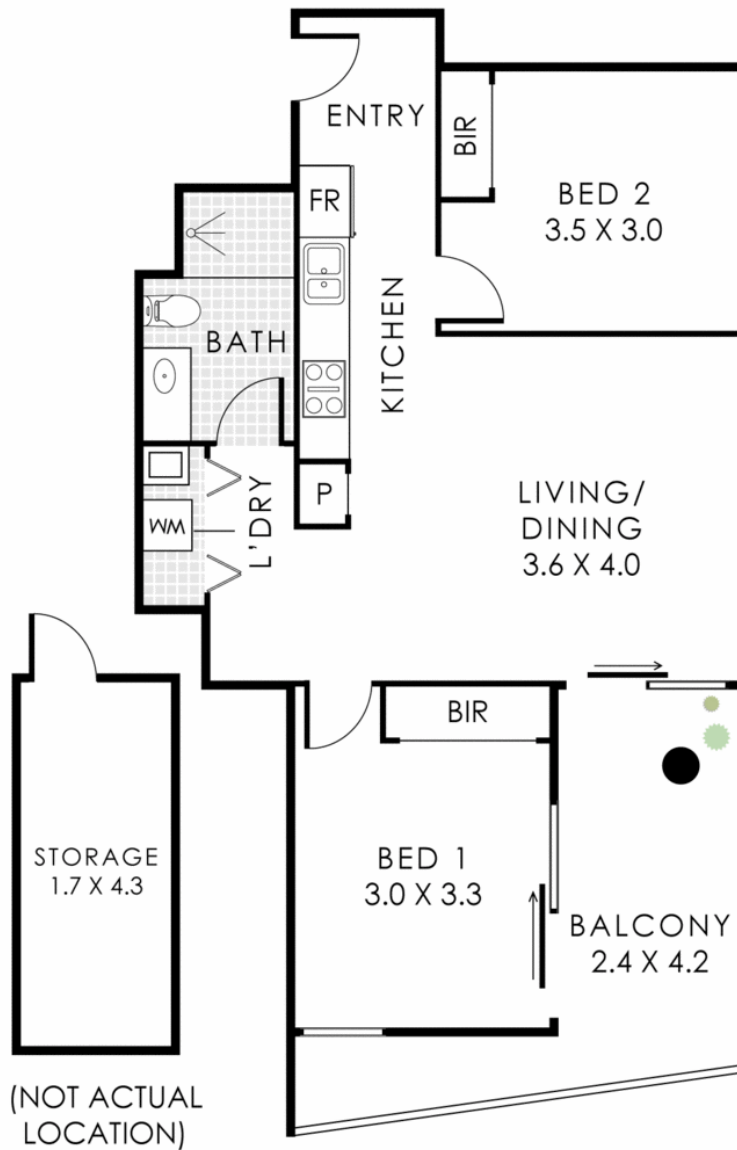
## MORE DETAILS

Property ID	3RPHFGJ
Property Type	Apartment
Including	Air Conditioning
	Toilets (1)
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Liveability

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**Apartment 306/11 Barrack Square, Perth**

Residence 60m<sup>2</sup> | Storage 7m<sup>2</sup> | Balcony 12m<sup>2</sup>  
**Total Area 78m<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 representation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CBG Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cbcreative.com.au