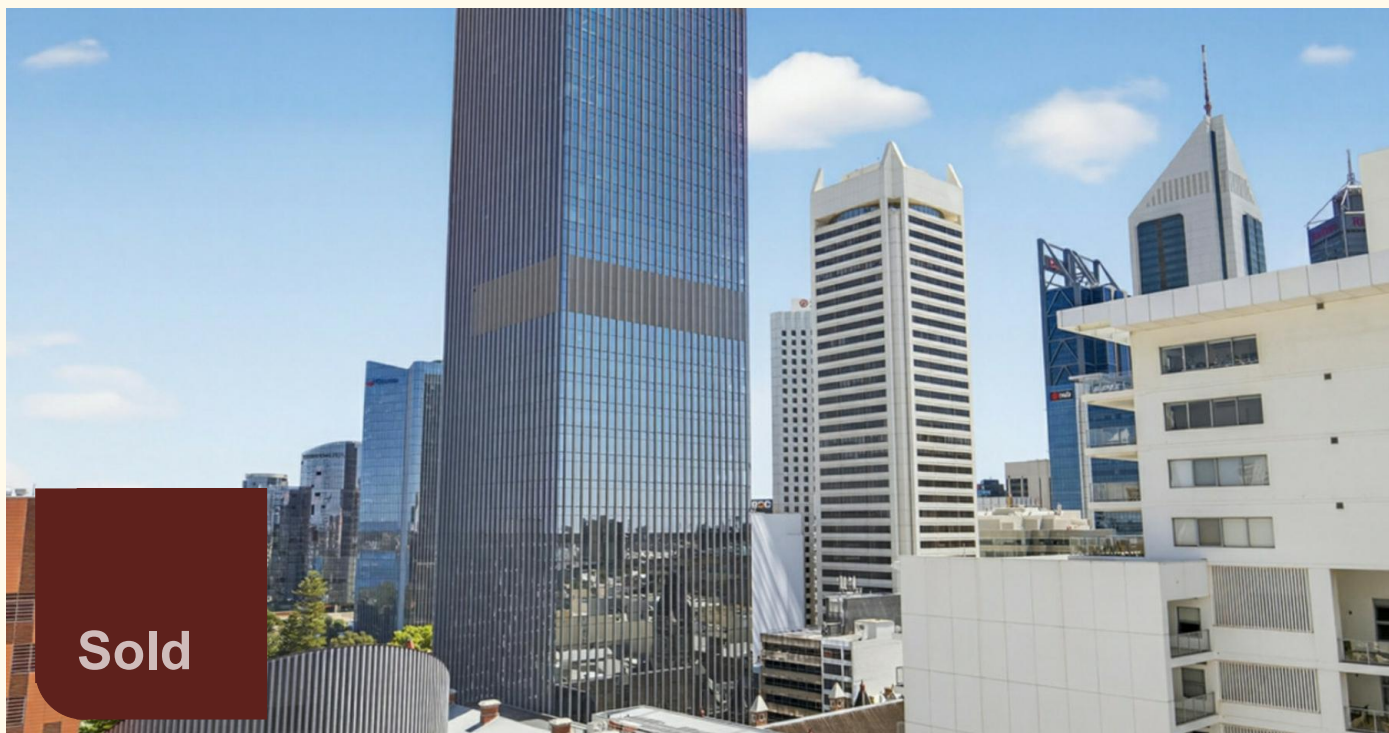


99/101 Murray Street, Perth

Inner City Living Awaits

Luxury Living Above the City —99/101 Murray Street, Perth

Elevated on the 16th floor of the Zenith Apartments, this sophisticated south-facing residence captures sweeping panoramic views across the Perth skyline, Swan River and South Perth precinct. Built in 2011 and presented fully furnished, this is an exceptional opportunity to secure premium CBD living with strong investment appeal.

Perfectly suited to investors, downsizers seeking a low-maintenance lifestyle, or first home buyers wanting a blue-chip city address, this apartment combines luxury, location and lifestyle in one impressive package.

Property Features

- 16th floor south-facing apartment with stunning city and river views
- Open-plan living and dining flowing to a private entertainer's balcony
- Contemporary kitchen with quality finishes
- Spacious master suite with full-height glass sliding doors and balcony access
- Walk-in robe and private ensuite
- Generous second bedroom and second bathroom
- Dedicated study nook —ideal for working from home
- Audio intercom security system

2 2 1

FOR SALE
From \$695,000

AGENTS

Leah Waters
0449 201 145
leah.waters@ljhpxp.com.au

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.



Secure car stacker parking
Fully furnished —move straight in or lease immediately

Resort-Style Amenities

Residents enjoy exclusive access to premium facilities located on the 18th floor, including:
Swimming pool
Sauna
Fully equipped gymnasium
Sun deck with elevated views

Experience the convenience of inner-city living with the added luxury of resort-style facilities within your building.

Prime CBD Location

Positioned in the heart of Perth's vibrant city centre, this address places you moments from world-class shopping, dining and entertainment:

50m to Hay Street Mall
600m to Elizabeth Quay
650m to His Majesty's Theatre
700m to Yagan Square
1km to RAC Arena
2km to Kings Park and Botanic Garden

With transport, retail, restaurants and entertainment at your doorstep, this is the ultimate lock-and-leave city residence.

Rates

- Council Rates \$1,950.30 pa
- Water Rates \$1,355.33 pa
- Strata levies \$2,679.15 p/qtr

Investment Highlights

Estimated rental return: \$750—\$800 per week

High-demand CBD location

Fully furnished for immediate rental income

Ideal low-maintenance addition to any property portfolio

Secure your place in one of Perth CBD's most sought-after locations.

For further information or to arrange a private viewing, contact Leah Waters on 0449 201 145 today.

MORE DETAILS

Property ID	3V0WFGJ
Property Type	Apartment
Including	Toilets (2)

Leah Waters 0449 201 145

Sales Executive | leah.waters@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

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