




G02/171-173 Mounts Bay Road, Perth

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## Iconic - Waterfront - Luxury

Located in the iconic Old Swan Brewery  
(The property is sold as leasehold only)

Apartments along the leafy stretch of Mounts Bay Road, this two-bedroom, two-bathroom apartment offers a lifestyle that oozes luxury, along with equal parts convenience and comfort. Whether you're after a city base, a lock-and-leave or a home in a truly premium location, this one ticks all the right boxes.

Part of the exclusive Old Swan Brewery redevelopment, this apartment is both a timeless icon of Perth's history and a statement of contemporary luxury. With Kings Park at your doorstep and sweeping river vistas all around, it delivers a standard of living that is as rare as it is refined.

The open-plan living and dining space flows out to a private courtyard where you can relax and enjoy the peaceful surrounds, City lights and Swan River views. The kitchen is designed for easy living, with plenty of storage and a layout that makes day-to-day cooking a breeze. Over a century old, the character of the building shines through with gorgeous repurposed wooden floorboards that run through the main hub of the home, balanced by carpeted bedrooms for total comfort. Both of the bedrooms are generous in size, with the master retreat

**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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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**

benefitting from fitted walk-in and built-in wardrobes and a luxurious master ensuite.

Residents enjoy exclusive access to premium amenities, including a heated indoor swimming pool, gym, concierge services, a guest lounge and the renowned Cooee café downstairs. With riverside walking paths at your doorstep, Kings Park as your backyard and the CBD just moments away, this is the perfect balance between urban energy and waterfront tranquillity - a rare offering in such a tightly held, iconic location.

You'll love being just moments from the foreshore, Kings Park, UWA and our stunning Perth City itself. It's the perfect blend of riverside calm and city-edge energy - a rare find in such a sought-after pocket.

**Points of Interest:**

- 1km to King's Park (main entrance)
- 1.5kms to Matilda Bay
- 1.6kms to Kwinana Freeway
- 1.8kms to The University of Western Australia
- 2.1kms to Broadway Shopping Centre
- 2.4kms to Elizabeth Quay
- 2.4kms to Perth CBD

**Features include:**

- Leasehold terms - Contact agent for further details
- Complex originally built circa 1879, with a meticulous restoration completed
- Ground level 2 bedroom, 2 bathroom apartment
- Open-plan living/dining/kitchen area - with quality appliances
- Polished timber flooring, high ceilings & double windows
- Separate laundry area
- Secure complex with fob access, A/V Intercom system & lift
- Concierge, guest lounge, indoor-pool and gym facilities
- Secure two car parking garage

**Residential Outgoings:**

\$9,322.76 + GST p/qtr (all inclusive, excludes power)

**MORE DETAILS**

Property ID                    3U48FGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

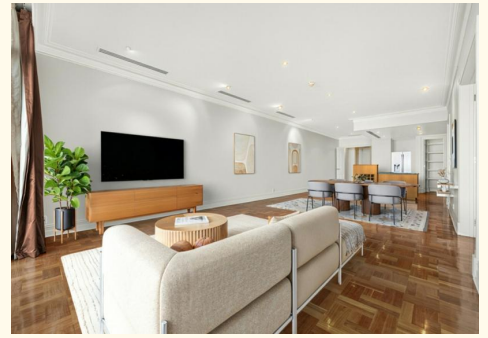
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Approximate Areas  
Internal Living 149m<sup>2</sup>  
Courtyard 14m<sup>2</sup>

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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

[www.cityresperth.ljhooker.com.au](http://www.cityresperth.ljhooker.com.au)  
[www.perthrealestatemedia.com](http://www.perthrealestatemedia.com)

