






16/110 Mounts Bay Road, Perth

## Resort-Style Living in One of Perth's Most Connected Locations

Positioned in Perth's riverside pocket, this apartment presents an outstanding opportunity to secure a spacious apartment offering lifestyle, convenience, and exceptional amenities. Whether you're a first home buyer, investor, or city professional, this is low-maintenance living in a location that truly has it all.

Designed with comfort and functionality in mind, the apartment welcomes you with a generous open plan living and dining area that flows seamlessly onto a private balcony, where leafy green views provide a picturesque backdrop. The well-appointed kitchen offers ample bench space and storage, making everyday living and entertaining effortless.

The spacious master bedroom enjoys tranquil outlooks and generous proportions, while both bedrooms are fitted with split system air conditioning to ensure year-round comfort. Fresh, functional, and ready to enjoy, the apartment offers an easy lock-and-leave lifestyle in a secure, well-maintained complex.

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### FOR SALE

Offers from \$585,000

### VIEW

Sat 4th Jul @ 9:45AM - 10:15AM

### AGENTS

Kira Willis  
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Kalin Lane  
0487 047 359  
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### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Residents also enjoy access to resort-style facilities including a swimming pool, gymnasium, tennis court, and onsite building manager. Located just moments from Kings Park, Elizabeth Quay, the Swan River foreshore, public transport, cafés and restaurants, this is an opportunity to enjoy the very best of inner-city living.

#### FEATURES

- Spacious two-bedroom, one-bathroom apartment
- Generous open plan living and dining area
- Well-appointed kitchen with ample bench space and storage
- Spacious master bedroom with leafy outlook
- Split system air conditioning to both bedrooms
- Private balcony overlooking established greenery
- Secure complex with lift
- Resort-style facilities including swimming pool, gym and tennis court
- Secure car bay and separate storeroom
- Ideal lock-and-leave lifestyle or investment opportunity

#### LOCATION

- Moments from the Swan River foreshore and picturesque cycling and walking trails
- Enjoy easy access to Kings Park, one of the world's largest inner-city parks
- Minutes from Elizabeth Quay and Perth CBD's restaurants, bars, shopping and entertainment
- Conveniently connected to everything the city has to offer while enjoying a peaceful riverside setting

#### TITLE DETAILS

- Lot 16 on Strata Plan 34023
- Volume 2126 Folio 341
- Level 2
- Built: 1998
- Zoning: Residential (Strata)
- Council: City of Perth

#### OUTGOINGS

- Council Rates: Approx. \$2,031.25 per annum
- Water Rates: Approx. \$1,398.24 per annum
- Strata Levies: \$1881 per quarter (Admin) + \$495 per quarter (Reserve)

#### RENTAL ESTIMATE

- Estimated rental return of \$725 per week

For more information or to arrange a viewing, contact Kalin or Kira today.

#### DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID 8HFHNF  
Property Type Unit  
House Size 84 m2  
Land Area 108 m2  
Including Air Conditioning  
Tennis Court  
Built-in-Robes  
Area Views  
Car Parking - Basement  
Close to Transport  
Lift Installed  
Pool  
Security Access

### Kira Willis 0424 339 905

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### Kalin Lane 0487 047 359

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