

**Real Property
Fact Sheet**
(Occasional Opportunity)

Perth, WA

Offered at 3,450,000.00 AUS Dollars



On the waterfront of Swan River, of grand proportions and palatial finishes, this apartment offers 364sqm of amazing internal living space plus a further 51sqm river facing entertaining balcony.



Huge 3m ceilings and overproportioned formal and informal living/dining/entertaining areas all with views out to the Swan River with its ever changing vistas.



An absolute designer gourmet kitchen with every conceivable feature you could imagine, Gaggenau appliances throughout.



Appartment has a Hollywood style, massive, master suite with soaring ceilings and roman style architectural open plan ensuite.



A further three double bedrooms which are serviced by two stunning and well appointed generous bathrooms.

Attached to the apartment are two private and secure car bays just below your apartment with access via a secure lift, plus a further 2/3 lock up garages across Mounts Bay Road.

Comparisons will be hard to find.

The property is pre-rented out on the 7 + 7 + 7 years basis as a Private Residence to the Regional Representative of the MORNEFTEGAZPROJECT (Offshore Oil & Gaz Projects), the company dealing with the research and development of offshore oil and gas fields.

Investment Particulars:

Investment Horizon - 20 years +

Income - 8,2% annually

Capital Gains - anything above 5% annually is possible.