

Under Contract



182, 471 Hay Street, Perth



## UBER COOL INNER-CITY LIVING

Contemporary living in the beating pulse of the city, this two-bedroom, two-bathroom apartment on the 5th floor of Condor Towers puts you right in the heart of exceptional, inner-city living. Striking distance to the city's finest restaurants, bars, music and entertainment venues, and positioned in the middle of the Free Transit Zone, with access to resort-style facilities, you'll want for nothing here, in this sensational, stylish apartment, tailor-made for the professional couple or astute investor.

Open-plan living, kitchen and dining areas are bathed in sunny, natural light and enjoy sweeping bird's eye views over the city. Open your sliding doors and indulge in the best coffee spot in town, with a south-east vista looking out over to St Mary's Cathedral. What better way to start your day than with a coffee watching the city stir and come to life, or at the end of the day, indulging in a sundowner and evening meal on your balcony at dusk, gazing out over Perth's twinkling lights!

The modern kitchen is well equipped with plenty of bench space, separate island bench, overhead cupboards, a pantry, and built-in oven while both spacious bedrooms boast built-in robes and their own sleek ensuites with floor-to-ceiling marble tiles and walk-in glass shower.

Gym membership won't be required here either with access to a fully equipped gym and sauna and a stunning lap pool featuring sun loungers and umbrellas, you'll feel like you're on permanent holiday in your own private

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<b>Price</b>	Under Offer
<b>Property Type</b>	Residential
<b>Property ID</b>	31017

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

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resort. Your local cafe is a hop, skip and a jump away while your biggest decision of the weekend will be which restaurant to try. Stroll to the Treasury Building, Supreme Court Gardens, Perth Concert Hall, rooftop bars, live music venues, King's Park, Elizabeth Quay and Hay Street and Murray Street malls, with no need to worry about where to park the car.

Positioned within the free CAT bus zone and city train stations just minutes away, an abundant and quality lifestyle is assured. Perfect for inner-city workers, first-home buyers or investors seeking a prime, low-maintenance opportunity, you really couldn't get any closer to the action here. This is contemporary, stylish urban living at its best!

Please contact Rick Milankov at [rick@xceedre.com.au](mailto:rick@xceedre.com.au) or 0402 676 050 for expressions of interest.

#### Property features

Fifth floor apartment with secure, foyer access  
Two spacious bedrooms - both with sliding built in robes plus sleek ensuites of floor-to-ceiling marble tiles, glass walk in shower  
Open plan living/kitchen/dining areas  
South-east facing balcony with exceptional bird's eye views over city  
Bamboo flooring in living areas  
Generous, well-appointed kitchen with island bench, overhead cupboards, separate island bench  
Ducted reverse cycle air-conditioning  
Separate laundry  
Access to resort-style lap pool with fountain, sun-loungers  
Access to sauna and fully equipped gym  
One secure car bay

#### Location (approx. distances):

Cucina on Hay 60m  
FREE CAT bus stop 150m  
Como, The Treasury 400m  
Royal Perth Hospital 400m  
Hay Street shopping mall 550m  
Perth Underground & Perth train terminals 850m  
Elizabeth Quay 1.0km  
Yagan Square/Wellington St 1.7km  
Kings Park 2.5km

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