

**102/238 Adelaide Terrace, Perth, WA 6000**



**Sold Studio**

Sunday, 13 August 2023

102/238 Adelaide Terrace, Perth, WA 6000

**Bathrooms: 1**

**Area: 47 m2**

**Type: Studio**



Peter Wright  
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**\$390,000**

Buy Now and receive: \* 2 YEAR RENTAL GUARANTEE OF \$550PW\*\*\* 50% STAMP DUTY REBATE\*\*\* FREE FULLY FURNISHED FURNITURE PACKAGE VALUED AT \$17,750\*\* Apartment 102 is a stunning studio apartment, facing south. With 47sqm of functional living you will be impressed by the design and sense of space it creates. The semi-enclosed terrace with bi-fold doors allows an abundance of natural light to filter through the apartment from the floor to ceiling glass. Be amazed by how the indoor living flows seamlessly to the outdoors truly creating an extension of this space. Perfect for a Perth city base, FIFO workers or professionals working in the city looking for a low maintenance lifestyle. It offers fantastic value for astute investors, take advantage of our high demand rental market and add this fantastic property to your portfolio today! With just 119 exclusive apartments set over 30 levels and located in the heart of Perth, experience a traditional city lifestyle in a desirable postcode with a mix of culture and charm right on your doorstep at the brand new AT238 Apartments! FEATURES INCLUDE:- First floor, Studio apartment with 1 bathroom & combined laundry- South facing aspect over Adelaide Terrace- 47sqm of internal living space with an open plan kitchen, living & dining area- Indoor living flows seamlessly to the outdoor terrace, a true extension of the space - Unique semi-enclosed balcony with bi-fold doors for all year round entertaining- Stainless steel appliances including induction cooktop & combi oven with microwave- Quality reconstituted stone benchtops to the kitchen & bathroom- Mirrored built in robes- Luxury bathroom with floor to ceiling tiling - 4sqm separate storeroom - Premium grade hybrid flooring to living/dining, timber look tiling to balcony- Smart lighting with recessed LED downlights - Reverse cycle remote controlled split system air conditioning- Electronic keyless entry lockset & intercom system- On-site building management / concierge service ARCHITECTURAL AREA: Internal: 47 sqm (including enclosed balcony), plus Store Room: 4 sqm, Total: 51 sqm OUTGOINGS (APPROXIMATE): Strata Levies: \$483 p/a Council Rates: \$1,300 p/a Water Rates: \$950 p/a LOCATION: • 100m to Coffee Club, moments to Perth CBD and our best inner-city bars and restaurants • Located just 300m to Langley Park, 500m to Swan River waterfront walking and cycle paths • 300m to Mercedes College, 500m to Royal Perth Hospital • Free CAT bus on your doorstep, 850m to Hay St Mall • 900m to Elizabeth Quay piazza, restaurants, ferry & train access • Less than 2km to Perth's inner-city hubs including Cathedral Square, Kings Park, East Perth, Northbridge Perfect for a Perth city base, FIFO workers or professionals working in the city looking for a low maintenance lifestyle. AT238 offers fantastic value for astute investors, take advantage of our high demand rental market and add this fantastic property to your portfolio today With just 119 exclusive apartments set over 30 levels and located in the heart of Perth, experience a traditional city lifestyle in a desirable postcode with a mix of culture and charm right on your doorstep. Residents will have exclusive use of the resort style facilities on Level 6 including a private dining room, theatre, dog play area, 20 metre heated pool, cabana, gym, wet steam room, gaming zone and resident lounge. Enjoy the additional rooftop resident facilities on Level 31 and take in the spectacular city and river views, including an outdoor cinema, resident bar and lounge plus outdoor deck. \*\*Price and availability subject to change. Terms and Conditions Apply. Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are architectural, estimated, and buyers should rely on their own measurements when onsite. All outgoing are approximate and subject to change without notice. Images & colour schemes shown may be of a similar apartment elsewhere within the development, information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.