

# 112/42 Terrace Road, East Perth, WA 6004



## Apartment For Sale

Wednesday, 8 November 2023

112/42 Terrace Road, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 275 m2**

**Type: Apartment**



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## OFFERS FROM \$1.65mil

This spacious 3 bedroom, 2.5 bathroom, apartment on the 16th floor of the iconic Panorama building, is stunning. Running all the way through the building, with large windows and balconies on both the north and south, it has an abundance of natural light, fantastic views and excellent airflow. With understated elegance, this spacious sub-penthouse apartment combines the ultimate in vibrant inner city living with the greenscape of Perth's stunning foreshore on your doorstep. You need to experience this apartment in person to appreciate its light-filled ambience. The four terrace balconies enhance the internal spaces incredibly well. With Perth city's buzzing nightlife, entertainment scene and CBD office hub just minutes away on foot, this home is perfect for people who love inner-city apartment living with huge views, discerning downsizers or busy professionals alike. Panorama is a very special building. A standout is the Leisure Clubhouse on the 18th floor, complete with a rare rooftop swimming pool and sheltered alfresco sparkling in the afternoon sun. The clubhouse adjoining allows residents to host meetings, wind down on the sun lounges or dine with friends in expansive alfresco style. Relax in the spa, sauna, or BBQ area, work out in the incredibly spacious gym overlooking the river, or enjoy the night lights from the indoor seating and dining spaces. In the apartment itself, a stylish combination of soft cream carpet, high quality stone, and timber finishes ensure a timeless atmosphere at every turn. In the incredibly generous riverside main bedroom, find well-appointed walk-in robes, your own front terrace with river views accessed via sliding glass doors, and a fully tiled ensuite with separate spa bath, shower, WC, and double vanity. Also facing the riverfrontage and the green expanse of Langley Park is an ultra-spacious living room and large terrace. Bring the cool breezes in and sit back and enjoy sunset views all the way across to South Perth and beyond. This open plan area flows effortlessly towards the northerly aspect of the apartment, where a fully equipped kitchen with Miele appliances and ample storage meets a north-facing dining space and third terrace with spectacular vistas towards Optus Stadium and the Perth Hills. Additionally, this truly low maintenance residence offers two double sized bedrooms with built-in robes, a powder room, a second bathroom - again with a separate bath and shower and the same premium quality tiling and finishes as seen throughout the home. There is also the practicality of separate laundry with storage and linen press and a first-floor storeroom. A real benefit is the absence of stairs - either within the ground level entrance or the apartment. The lift services all levels. The beautiful ground level lobby with polished timber flooring and front desk concierge also has a stunning staircase should you wish to use sit, servicing the two lower levels. There is access through to the north-facing gardens and courtyard. At entry, a circular driveway ensures deliveries and transport are easy to access, while underneath is a secure carpark for two vehicles, side by side, with direct entry to the apartment elevator. Year-round comfort is a given, thanks to the brand new ducted reverse cycle air conditioning and excellent double glazing, while swift access to local amenities is a breeze. A new IGA is being completed next door, and an endless array of cafés, bars and restaurants on St George's Terrace and the various up-and-coming activated laneways are right around the corner. After a busy day, stroll to Elizabeth Quay, or walk in Langley Park directly opposite. There is nothing to do but move in and make the most of the exceptional natural beauty, and easy living. To secure this sophisticated property now, contact Peter Robertson on 0427 958 929. Rates: Council: \$3,228.25PA Water: \$2,196.94PA Strata: \$6,729.80PQ Features include: 3 bedrooms, 2.5 bathrooms Sub-penthouse, 275sqm strata Clubhouse with swimming pool, BBQ, alfresco, huge river-view gym, spa, sauna, indoor dining/seating Secure, undercover two-car parking Four terraces River and city views Storeroom Separate laundry Miele kitchen appliances Quality stone and timber features Walk-in or built-in robes Ducted reverse cycle AC Powder room Double glazing Dining area with city views Front entry carousel for easy parking, deliveries, transport Intercom at entry Front desk concierge No stairs Location (approx. distances): 50m?? Langley Park esplanade 250m?? Rise Supermarket 1.0km?? Perth Concert Hall 1.3km?? Royal Perth Hospital 1.4km?? Treasury Building restaurants, bars, cafés 1.4km?? Supreme Court Gardens 1.4km?? Trinity College 1.6km?? Elizabeth Quay 1.7km?? Claisebrook Train Station 1.7km?? Mends St Jetty and restaurants 1.9km?? Perth CBD 1.9km?? St George's Anglican Grammar School 2.3km?? Optus Stadium 2.9km?? Perth Train Station 3.2km?? Crown Casino 3.6km?? Kings Park COUNCIL RATES: \$3,228,25p.a STRATA RATES: \$6,729.80 p.q (includes administrative levy and reserve fund)