

**12/118 Adelaide Terrace, East Perth, WA 6004**



**Sold Apartment**

Thursday, 24 August 2023

12/118 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Cherry Li

0400833706

**\$330,000**

-STYLISH & CONTEMPORARY INVESTMENT WITH 7%+ ROI!-PRE-LEASED INVESTMENT PERFECT ADDITION TO THE PORTFOLIO!-RENTED TO JANUARY 2024 FOR \$465/W UNFURNISHED -VIEWING BY APPOINTMENT Featuring a spacious & practical urban design, this light & airy 1-bedroom, 1-bathroom apartment oozes style and sophistication whilst offering a supreme inner-city lifestyle. The wide 16sqm balcony enjoys a North-Western aspect from level 3, and allows you the opportunity to spread out and take advantage of seamless indoor/outdoor living. Effortlessly contemporary, and located minutes from the heart of Perth City, The Saint apartment complex presents a fantastic opportunity for the astute occupier & savvy investor alike. Enjoy luxury low maintenance living with all the accoutrements, including a lap-length swimming pool, fully equipped gymnasium, spa, sauna, guest lounge, plus meeting & and games rooms. Features Include:- Level 3, West-facing in The Saint Apartments - Large full-length kitchen with abundant bench & cupboard space- Modern kitchen with dishwasher, electric cook top and stainless steel appliances- Double-wide balcony with direct access from living & bedroom- King-sized bedroom with mirrored BIR & space for additional storage- Hard-wearing tiled kitchen & bathroom/laundry, quality carpets to living & bedroom- Reverse-cycle split-system air-conditioning to living-Undercover, secure car bay and storeroom- Currently leased unfurnished for \$465 p/w until 26/01/2024- Internal: 53m<sup>2</sup>, Balcony: 16m<sup>2</sup>, Car Bay: 13m<sup>2</sup>, Storeroom: 2m<sup>2</sup>, Total Strata Area: 84m<sup>2</sup>Contact Cherry Li 0400833706 today to arrange your private viewing. Location Highlights:- 45m to closest bus stop- 55m to several local cafes (The Kitchen Lunch Bar & Kinky Lizard over the road)- 70m to Rise Supermarket- 350m to the Queens Gardens & WACA- 650m to Wellington Square- 1km to Royal Street IGA, plus multiple café & dining / entertaining options- 1.1km to Gloucester Park- 1.4km to Claisebrook Train Station or the Matagarup Footbridge- 1.5kms to The Camfield & Optus Stadium- 1.6km to Elizabeth Quay or Hay Street Mall- 2.5kms to Crown Perth- 11km to Perth AirportOutgoings (Approximate):Council Rates: \$1529 p/aWater Rates: \$1146 p/aStrata Levy: \$694 p/qReserve Levy: \$69 p/qDisclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.