

1204/238 Adelaide Terrace, Perth, WA 6000



Apartment For Sale

Wednesday, 14 February 2024

1204/238 Adelaide Terrace, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Apartment



Jasmyrn Wright
0488488644



Tony Choong
0414304888

\$830,000 + 50% STAMP DUTY REBATE*

This apartment is flooded with light, creating an ambiance of openness and tranquillity rarely seen in apartment living. The kitchen is a testament to quality, featuring Bosch appliances like an induction cooktop, semi-integrated dishwasher and microwave. Elegant, reconstituted stone benchtops and glass splashback add a touch of class. An extra window in the kitchen enhances both light and ventilation, enhancing the pleasure of cooking and entertaining. Featuring two bedrooms, including a generously sized master bedroom with a walk-in robe and ensuite, this residence provides comfort and opulence. The well-appointed bathroom features a frameless shower screen, a rain head, and incorporates a laundry area for added convenience. Premium grade hybrid flooring and recessed LED downlights with intelligent lighting capabilities adorn every corner of this dwelling. Experience year-round comfort with the reverse cycle remote-controlled split system air conditioning. Additional amenities include an electronic keyless entry lockset and an audio intercom system, ensuring a secure and contemporary lifestyle.

FEATURES INCLUDE:- 12th floor, North-West orientation- Total 104sqm of internal living space and enclosed outdoor areas (Architectural Area)- Unique semi-enclosed balcony with bi-fold doors for all year round entertaining- Bosch kitchen appliances including induction cooktop & rangehood- Quality reconstituted stone benchtops to the kitchen & bathrooms- Filtered water to the kitchen flick mixer- Master Bedroom with walk in robe and ensuite and balcony access- Luxury bathroom with frameless shower screen, rain head, full height tiling + tile niche- Premium grade hybrid-plank timber flooring to living, timber-look tile to balcony, quality carpets in bedrooms- Reverse cycle remote controlled split system air conditioning to living & both bedrooms- Electronic keyless entry lockset & audio intercom system- On-site building management from Monday-Friday for your convenience

ARCHITECTURAL AREA: Internal: 104 sqm, Parking: 13 sqm, Store Room: 4 sqm, Total: 121 sqm

OUTGOINGS (APPROX.): Strata Levies: \$1,169 p/q Council Rates: \$2,100 p/a Water Rates: \$1,800 p/a

FACILITIES: Residents of AT238 will have exclusive use of the resort-style facilities on Level 6, including a private dining room with bar & kitchen, theatre, pet wash & play area, 20-meter heated pool, poolside BBQ cabana, gym, steam room, gaming zone, and resident lounge. There are also additional rooftop resident facilities on Level 31, where you can take in the breathtaking city and river views while enjoying an outdoor cinema, resident's bar and lounge, plus outdoor deck.

LOCATION: AT238 is a luxurious, boutique development that offers the contemporary city lifestyle in a desirable postcode with a mix of culture and charm right on your doorstep. The apartment is located just 100 meters away from Coffee Club and a few minutes away from Perth CBD, inner-city bars, and restaurants. It is also located just 300 meters away from Langley Park and 500 meters away from Swan River waterfront walking and cycle paths. For those who prioritize education and healthcare, AT238 is located just 300 meters away from Mercedes College and 500 meters away from Royal Perth Hospital. The free CAT bus is just on your doorstep, and it is 850 meters away from Hay St Mall and less than 2km away from Perth's inner-city hubs, including Cathedral Square, Kings Park, East Perth, and Northbridge.

* STAMP DUTY REBATE - Developer Incentive, Finbar is now offering a 50% stamp duty rebate on AT238 sales for a limited time only.

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. Car bays advertised are tandem and suitable for 2 small-medium sized vehicles - please enquire for further information. All outgoings 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.