

# 1303/237 Adelaide Terrace, Perth, WA 6000



## Sold Apartment

Tuesday, 15 August 2023

1303/237 Adelaide Terrace, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 109 m2

Type: Apartment



Peter Hall

0416196438

**\$505,000**

Welcome to 1303/237 Adelaide Terrace. Please call Tim Tyler 0418 946 970 for viewing time. Elevations Apartment 1303 is well-positioned situated on level 13 (lucky for some) taking advantage of its outstanding location and views. Provides the ultimate city lifestyle with easy access to Perth City, the Swan River and Elizabeth Quay. The apartment offers, 2 bedroom, 2 bathrooms, gourmet chef's kitchen, spacious bathrooms and laundry with plenty of storage. The internal living is a spacious 77sqm, with an open plan dining, kitchen and living area, featuring floor to ceiling glass that opens onto a 14sqm balcony with views. Elevations 5-star facilities include a roof top entertaining deck, swimming pool with city views, fully equipped gymnasium with Swan River outlook, movie theatre, games room and lounge facility. Ideally located, step out to enjoy numerous cafes, restaurants, free CAT buses, bars, and public transport, riverside parklands are ALL at your door step, of this Great CBD location. Features Include: -Internal: 77sqm, Balcony: 14sqm, Car: 14sqm, Store: 4sqm, Total: 109sqm - Level 13, south facing - 2 bedroom, 2 bathrooms - 1 secure car bay 14sqm - 77 sqm internal living - 14sqm balcony with Swan River outlook - Secure storeroom 4sqm - Total apartment size 109sqm - Large chef's kitchen with stone bench tops, stainless steel European appliances, breakfast bar - Spacious open plan living/dining area - Ducted reverse-cycle air conditioning - Audio intercom and remote access security system for peace of mind - School Catchments: Highgate Primary and Bob Hawke College - Closest Private Schools: Trinity Grammar and Mercedes College OUTGOINGS Council Rates: \$1,886.55 p/a (approx) Water Rates: \$1,325.02 p/a (approx) Admin Levy: \$955.80 p/q Reserve Levy: \$436.30 p/q Total Strata Levies: \$1,392.10 p/q COMPLEX FEATURES - Resident caretaker on-site - CCTV system, swipe card access to building - Full building lift upgrades completed - Resident & guest basement parking accessible via Terrace Road & Adelaide Terrace RESORT FACILITIES INCLUDE - Rooftop heated lap pool, deck with spectacular views - Fully equipped gymnasium (Level 29) - Games room and Theatre (Level 2) - Function room with a full size kitchen (Level 2) - Separate roof top terrace and bathrooms (Level 29) Location Approximates: • 1.0km to Elizabeth Quay • 30m to closest free CAT bus stop • 230m to Langley Park • 550m to Royal Perth Hospital • 700m to Perth CBD Who to talk to Call Tim Tyler on 0418 946 970 today Email [tim@tylerandsons.com.au](mailto:tim@tylerandsons.com.au) or [sales@tylerandsons.com.au](mailto:sales@tylerandsons.com.au)