

1503/238 Adelaide Terrace, Perth, WA 6000



Apartment For Sale

Wednesday, 27 September 2023

1503/238 Adelaide Terrace, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 99 m2

Type: Apartment



Joel Cooper
0488242283

Mid \$800,000's

- 2023 BUILT, NEAR NEW & MOVE IN READY- SEMI ENCLOSED BALCONY FOR YEAR ROUND ENTERTAINING- BOUTIQUE COMPLEX, WORLD CLASS FACILITIES Welcome Home!!! Step into an elegant kitchen featuring high-end Bosch appliances, beautifully crafted reconstituted stone countertops and a modern glass splash back. Premium hybrid flooring and smart LED downlights grace every corner, while the reverse cycle split system ensures year-round comfort. Enjoy security and modern living with electronic keyless entry and an audio intercom system. This apartment offers two bedrooms, including a king-sized master with balcony access, walk-in robe and ensuite. The stunning bathroom features a frameless shower screen and laundry area for added convenience. With a collection of only 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. AT238 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. FEATURES INCLUDE:- 15th floor, South-West facing aspect with river and city views- Near new, ready to move in or lease out- Total 99sqm of internal living space and semi-enclosed outdoor areas- 5sqm independent storeroom - Unique semi-enclosed balcony with bi-fold doors for all year round entertaining- Quality reconstituted stone benchtops to the kitchen & bathrooms- Filtered water to the kitchen flickmixer- Generous master bedroom with balcony access, walk in robe and ensuite- Large second bedroom with built in robe- Luxury full height tiled bathroom with frameless shower screen, rain head- Premium grade hybrid flooring throughout- Reverse cycle remote controlled split system air conditioning- Electronic keyless entry lockset & intercom system- On-site concierge service SIZE & OUTGOINGS:- Internal: 99sqm, Parking: 13sqm, Storeroom: 5sqm, Total: 117sqm Council: \$2,344.65 p/a Water: \$1,622.34 p/a Strata Levies: \$1,185.71pq (Admin) \$91.30 p/q (Reserve) 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 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 outgoings are approximate and subject to change without notice.