

**1603/238 Adelaide Terrace, Perth, WA 6000**



**Sold Apartment**

Sunday, 13 August 2023

1603/238 Adelaide Terrace, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 104 m2**

**Type: Apartment**



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**\$950,000**

**\* BRAND NEW - READY TO MOVE IN\* GREAT INVESTMENT POTENTIAL\* WORLD CLASS FACILITIES** This corner apartment is bathed in natural light, creating an atmosphere of spaciousness and serenity that is rarely found in apartment living. Its north-facing orientation ensures maximum sunlight filters through the floor-to-ceiling windows, illuminating every corner of the residence. Ideal for those who appreciate abundant natural light and a warm, inviting ambiance. The kitchen is a testament to quality, featuring top-of-the-line Bosch appliances such as an induction cooktop, semi-integrated dishwasher, and microwave. Reconstituted stone benchtops and a stunning glass splashback exude elegance. An additional window in the kitchen enhances light and ventilation, elevating the joy of cooking and entertaining. With two bedrooms, including a king-sized master bedroom with a walk-in robe and ensuite, this apartment offers comfort and luxury. The exquisite bathroom boasts a frameless shower screen, a rain head, and incorporates a laundry area for added convenience. Premium grade hybrid flooring and recessed LED downlights with smart lighting capabilities grace every corner of this apartment. Enjoy year-round comfort with the reverse cycle remote-controlled split system air conditioning. Additional features include an electronic keyless entry lockset and an audio intercom system, ensuring a secure and modern lifestyle. **FEATURES INCLUDE:-** 18th floor, South-West orientation- Total 104sqm of internal living space and enclosed outdoor areas- 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: \$1,292 p/q Council Rates: \$2,100 p/a Water Rates: \$1,800 p/a **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, Claisebrook Cove, Northbridge 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's 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. 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's 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's 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. **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.