

**18/130 Terrace Road, Perth, WA 6000**



**Sold Apartment**

Friday, 1 September 2023

18/130 Terrace Road, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**

**\$328,000**

**PRIME POSITION! TIGHTLY HELD COMPLEX!- WATERFRONT LOCATION FOR AN AFFORDABLE PRICE - SECURE TENANT IN PLACE UNTIL MARCH 2024 RETURNING \$340 PW UNFURNISHED - BOUTIQUE COMPLEX OF 24- LOW STRATA LEVIES OF ONLY \$435 PER QUARTER, \$36 PER WEEK**Your heart will be skipping a beat when you wake up in the morning to this glorious two-bedroom, one-bathroom apartment located on Terrace Road. Nestled amongst million-dollar properties overlooking Langley Park and the Swan River, this well-presented apartment offers secure low maintenance living in a dream location. This spacious 67sqm apartment comprises of beautiful jarrah floorboards throughout the open plan living and dining, separate kitchen, two spacious bedrooms with modern bathroom. Parking is at the rear of the building with one unallocated bay for the apartment. A common laundry with secure access is also available for residents. Situated in a small boutique complex of 24 apartments, when it comes to securing prime position, its hard to find a more superb example. If its the perfect investment opportunity or an amazing home for an owner occupier then look no further than this gem!

**FEATURES:** - 2 Bed, 1 Bath, 1 Car- 67m<sup>2</sup> of internal living- Level 2, top floor - West facing orientation- Open plan living and dining with beautiful original wooden floors- Separate kitchen area - Sizeable bedrooms with wooden floorboards - Modern renovated bathroom- One car bay - Beautiful river front location with the city as your back drop- Walking distance to countless bars, restaurants and shopping hubs throughout Perth

**LOCATION:**-Directly opposite Langley Park and Swan River, with access to walking and cycle paths-300m to public transport (Free CBD Transit Zone)- 800m to Royal Perth Hospital-1.1km to Elizabeth Quay waterfront, pop-up bars and events, ferry, restaurants-1.1km to CBD, Hay Street Mall, shopping and more-1.3km to Lake Vasto and Point Fraser with Embargo Bar, Cafes, Restaurants- 1.3km to Mercedes College-1.6km to Royal Street cafes, shops and Claisebrook Cove- 2.1km to Trinity College- 2.1km to St Georges Grammar-2.2km to Matagarup Bridge, access to Optus Stadium, The Camfield and Crown Resorts-Within 5km radius to Perth hotspots, Northbridge, Mt Lawley, Victoria Park and South Perth-12km to City Beach-12km to Perth Airport

**OUTGOINGS:**Council Rates: \$1,396.25 p/yWater Rates: \$1,031.55 p/yStrata Levies: \$323.02 p/q (Admin) + \$111.39 p/q (Reserve) = \$434.41 p/q (Total)For further information or to arrange a viewing please contact Chris O'Brien 0452 581 831

**DISCLAIMER:**All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates