

195/143 Adelaide Terrace, East Perth, WA 6004



Apartment For Sale

Tuesday, 30 April 2024

195/143 Adelaide Terrace, East Perth, WA 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Apartment



Terry Lu

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Offers- Low \$300,000's

Please contact Terry Lu on 0410 213 027 to request a virtual viewing, or discuss further about your interest for this property. - MODERN STUDIO WITH CAR BAY- TOP FLOOR, NO ONE LIVE ABOVE YOU- FULLY FURNISHED & EQUIPPED- CURRENTLY HAVING GROSS 9.2% YIELD

Seize the opportunity to secure this modern 1 bedroom, 1 bathroom studio apartment on TOP FLOOR in "X2" complex, it is sure to appeal to First Home Buyers, Downsizers, and Investors! Furnished and equipped with a fixed term lease at \$575 per week until November 2024, it currently has gross 9.2% yield! The clever floor plan utilises every inch of the generous living space. As you enter the apartment you are greeted with an open plan living, dining and kitchen area which flows freely out onto 10sqm balcony for outdoor entertainment. Floorboard throughout for low maintenance, reverse cycle air conditioner in living area for all year around comforts. Leave the car parked securely at home & stroll down Adelaide Terrace for lunch or a beer at the Grosvenor Hotel. Enjoy the local amenities at Carlton Fresh Market, newsagency, pharmacy and post office, and nearby attractions such as The Point and Claisebrook Cove. You'll also be close to the causeway with access to Optus Stadium and the Crown Entertainment precinct.

FEATURES:- 2011 built, Top Floor, one bedroom studio apartment- Open plan living areas with floorboard throughout- Full height, double glazing window & sliding door- North facing balcony, with bright and sunny aspect- Mirrored built-in-robe, separate laundry- Reverse cycle Air-conditioning in living area- Stone benches, European appliances & ample storages- Secure basement car bay and huge storeroom on same floor- Facilities: pool, spa, sauna, resident's lounge, games room, and BBQ area- Modern lobby with full time concierge

SIZE & OUTGOINGS:- Internal 40sqm, Balcony 10sqm, Car Bay 13sqm, Storeroom 3sqm, Total 66sqm- Council: \$1636 p/a, Water: \$1161 p/a, Strata Levies: \$916 p/q (admin + reserve)

LOCATIONS:- Free CAT bus services at your doorstep- 150m to Langley Park- 650m to the Swan River- 700m to the new Perth Girls' School Civic Precinct/Cinema- 700m to Wellington Square- 850m to the WACA Ground- 1.3km to Gloucester Park- 1.6km to Elizabeth Quay- 2.0km to Perth CBD and Perth Bus/Train Stations- 3.9km to Optus Stadium- Close to both Mercedes College and Trinity College

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