

**2002/63 Adelaide Terrace, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 15 February 2024

2002/63 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Apartment**



Chris OBrien  
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## Offers From \$825,000

- LEVEL 20, PANORAMIC SOUTH FACING VIEWS OF THE SWAN RIVER AND BEYOND - AS NEW CONDITION & ONE OWNER SINCE NEW- ALL FURNITURE INCLUDED IN THE SALE - MOVE IN OR LEASE OUT - HIGH POTENTIAL RENTAL RETURNS OF \$950.00 - \$1,000.00 PER WEEK FULLY FURNISHED Welcome to a luxurious lifestyle at Vue Tower Apartments, where sophistication meets panoramic elegance on the 20th floor. This 2-bedroom, 2-bathroom gem, crafted by Finbar in 2019, offers unparalleled views of the Swan River and beyond, making it a coveted residence in the heart of East Perth. Step into modern opulence with this apartment presented in as-new condition, complete with stylish furnishings included in the sale. Whether you're looking for an immediate move-in or a lucrative leasing opportunity, this property promises high rental returns of \$950.00 - \$1,000.00 per week when fully furnished. The living space is adorned with a south-facing orientation, capturing a sweeping 180-degree view. A generous 23sqm balcony provides an ideal setting for entertaining, extending the living area seamlessly. Revel in breathtaking views of the Swan River from both bedrooms and the living space, creating an atmosphere of tranquillity and sophistication. The kitchen boasts stone benchtops, a breakfast bar, Bosch appliances, and contemporary features, making it a hub for culinary delights. The master bedroom offers a walk-through robe leading to the ensuite bathroom, while the second bedroom features a built-in robe and balcony access. The second bathroom/laundry is well-appointed with ample storage, a dryer, and a washing machine. This property includes a secure car bay and storeroom, ensuring convenience and practicality. With double-glazed windows, NBN connectivity, and multi-split air-conditioning, your comfort is paramount. Enjoy low strata fees and a 5-star NATHERS energy rating, reflecting a commitment to sustainability. The Vue Sky Lounge on the 33rd floor beckons residents to indulge in luxury while relishing supreme city and river views. The resort lifestyle extends to the Vue Leisure Club, featuring a 25m heated swimming pool, pool deck, BBQ cabana, lounge, games room, bar, gymnasium, sauna, and meeting room. Embrace a new level of living with this meticulously designed Vue Tower Apartment. For further details or to schedule a private inspection, contact Chris O'Brien at 0452 581 831. Secure your new home today and immerse yourself in the epitome of urban luxury. FEATURES INCLUDE:- 2019 built, 2 bedroom, 2 bathroom Vue Tower Apartment by Finbar- 20th floor, one common wall & presented in as new condition - South facing orientation, 180 degree views on offer - Expansive 23sqm balcony entertaining space - Stunning views of the Swan River, from both bedrooms, as well as the living which flows out to the entertaining balcony.- Spacious kitchen with stone benchtops, breakfast bar, Bosch appliances including electric oven, microwave, glass splashback, soft-closing cabinetry- Master bedroom with walk through robe through to the ensuite bathroom - Second bedroom with built in robe and balcony access- Second bathroom/laundry with ample storage, dryer and washing machine - Secure car bay and storeroom - Double glazed windows and window treatments throughout - NBN connectivity- Multi-split air-conditioning to living/dining, master bedroom and second bedroom - Low strata fees- Superb location in the heart of East Perth- Intercom system, security and building concierge onsite- Resort style facilities STRATA AREA Internal: 76sqm, Balcony: 23sqm, Car Bay: 13sqm, Store Room: 4sqm, Total: 116sqm OUTGOINGS: Council Rates: \$2,268.80 p/a Water Rates: \$TBA p/a Strata Levies: \$1,117.92 p/q (Admin + Reserve) Come and secure your new home today! Conveniently located on Adelaide Terrace in East Perth, Vue Tower Apartments is one of the best residential address' in the area. Local amenities include:- 200m to Langley Park- 425m to Swan River Foreshore- 690m to WACA- 1.2km to Elizabeth Quay- 1.4km to Matagarup Bridge- 1.7km to Perth CBD- 2km to Claisebrook Train Station- 3km to Crown Entertainment Precinct- 3.1km to Optus Stadium and- 3.1km to Kings Park- 10km to Perth Airport 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 and subject to change without notice. Buyers are to rely on their own due diligence prior to purchasing.