

2003/238 Adelaide Terrace, Perth, WA 6000



Apartment For Sale

Thursday, 9 May 2024

2003/238 Adelaide Terrace, Perth, WA 6000

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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UNDER OFFER

Whether you're a professional working in Perth, an investor seeking to add value to your portfolio, or a retiree looking for convenient living arrangements - this property is the perfect fit. It offers outstanding value and with our high demand rental market you can be sure of steady returns. Don't miss out on this fantastic opportunity! With just 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.

FEATURES INCLUDE:- 11th floor 2 bedroom apartment with 2 bathrooms- South and west facing aspects- 104sqm of internal living space with an open plan kitchen, living & dining area- Indoor living flows seamlessly to the outdoor terrace with doors, a true extension of the space - Unique semi-enclosed balcony with bi-fold doors for all year round entertaining- Stainless steel appliances including induction cooktop & rangehood- Quality reconstituted stone benchtops to the kitchen & bathroom- Filtered water to the kitchen flickmixer- King size main bedroom with walk in robe and ensuite- Luxury bathroom with frameless shower screen, rain head, and also incorporates the laundry- Premium grade hybrid flooring throughout- Smart lighting with recessed LED downlights - Reverse cycle remote controlled split system air conditioning- Electronic keyless entry lockset & video intercom system- On-site concierge service

STRATA AREA: Internal: 104 sqm, Parking: 13 sqm, Store Room: 5 sqm, Total: 117 sqm

OUTGOINGS: Strata Levies: \$1,018 p/q Council Rates: \$2100 p/a approx Water Rates: \$1800 p/a approx

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

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. AT238 is a luxury boutique development that will set a new benchmark for design and liveability on Adelaide Tce Perth. Indulge in this premium inner-city location and become part of this vibrant and energetic urban precinct. An envious lifestyle awaits, make it yours today!

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. 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.