

**220/45 Adelaide Terrace, East Perth, WA 6004**

THE AGENCY

**Apartment For Sale**

Saturday, 2 December 2023

220/45 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brent Morfesse  
0419900747

## OFFERS INVITED

HOME OPEN SATURDAY 2 DECEMBER 10AM - 10.30AM Perfectly located at the Eastern end of Adelaide Terrace, this excellent location provides such good access and is so close to the Perth CBD as well as all the amenities that East Perth has to offer. Just a short stroll to Swan River & Langley Park, Queens Gardens, Gloucester Park and the WACA are all so close by. Utilise the bus stop outside the building and take any Free bus ride into Perth CBD where you will have a host of cafes, dining and shopping options available. Features Include:- Level 2 in the "Causeway Gardens" apartment complex- Excellent rental history, perfect for investors, rent potential \$375 per week- Nest or Invest its currently vacant - Open plan bedroom living and dining- Spacious kitchen with ample bench space, storage, and gas cooking- Well-kept bathroom adjacent to kitchen- Security screen door and windows- Secure complex with swipe card entry for residents and parking- Minutes to cafes, restaurants, parks, bars & more in any direction- Multiple bus routes on your doorstep- Communal laundry on ground floor - pay as you use- Total Strata Area: 33m<sup>2</sup> Location Highlights Include:- 280m to Lake Vasto & Ozone Reserve- 300m to Langley Park or Queens Gardens- 500m to Point Fraser cafes & bars- 600m to the WACA- 750m to Gloucester Park- 2.1km to Elizabeth Quay- 2.4km to Perth CBD & so much more! • Council rates: \$1,221 PA • Water rates: \$862 PA • Strata fees: \$1,016 per quarter Contact Brent Morfesse 0419 900 747 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.