

**2201/238 Adelaide Terrace, Perth, WA 6000**



**Apartment For Sale**

Sunday, 13 August 2023

2201/238 Adelaide Terrace, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **\$1,600,000 + FREE 50% STAMP DUTY REBATE**

\* BRAND NEW WITH 50% STAMP DUTY REBATE (for a limited time only) a saving of \$35,470.25!!!\* AVAILABLE FOR FIRB\* SPECTACULAR SOUTH FACING VIEWS FROM THIS 22ND FLOOR APARTMENT\* SEMI ENCLOSED TERRACE WITH BI-FOLDING DOORS FOR ALL YEAR ENTERTAINING

Perched on the exclusive 22nd floor, this remarkable 3-bedroom apartment at AT238 embodies the epitome of elevated living. Offering a harmonious blend of sophistication, functionality, and breathtaking river views, this South-facing abode is a testament to refined taste and unparalleled luxury. Spanning across a generous 161 square meters of internal living space, this residence welcomes you with an open-plan design that seamlessly integrates the kitchen, living, and dining areas. The result is a fluid and spacious ambiance, perfect for both relaxed evenings and memorable gatherings. The floor-to-ceiling bi-fold doors effortlessly connect the indoor living space to the outdoor terrace, creating a captivating al fresco entertainment area that can be enjoyed all year round. The Lobby has special amenities such as a concierge, Japanese indoor garden, cool storage room for online grocery deliveries and a parcel locker. The entrance leads you to the two residential lifts that can only be accessed with private security fobs. AT238 residents will have exclusive use of the resort style facilities on Level 6 including a private dining room with bar and kitchen, theatre, pet wash & 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.

**FEATURES INCLUDE:-** 22nd floor 3 bedroom apartment with 2 bathrooms- South facing aspect with river views- 2 Secure car bays off the private residents laneway- 161sqm of internal living space with an open plan kitchen, living & dining area- Equipped with the latest automation technology- Indoor living flows seamlessly to the outdoor terrace with bi-fold doors for all year round entertaining - Miele appliances including induction cooktop, rangehood and two dishwashers- Quality reconstituted stone benchtops to the kitchen & bathrooms- Filtered water to the kitchen flickmixer- King size main bedroom with walk in robe and ensuite- Luxury bathroom with double shower with rain heads and full height tiling- Separate laundry with it's own drying court leading to storeroom- Premium grade hybrid flooring throughout- Smart lighting with recessed LED downlights - Reverse cycle remote controlled split system air conditioning- Electronic keyless entry lockset & intercom system- On-site concierge service

**ARCHITECTURAL AREA:** Internal & External: 170 sqm, Parking: 25 sqm, Store Room: 5 sqm, Total: 200 sqm

**OUTGOINGS:** Strata Levies: \$2,277 p/q

**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, Claisebrook Cove, Northbridge

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. AT238 is a luxury boutique development on Adelaide Tce, Perth, which sets a new benchmark for design and liveability. Indulge in this premium inner-city location and become a 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 outgoing 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.