

# 3/90 Terrace Road, East Perth, WA 6004

**BELLCOURT.**

## Apartment For Sale

Thursday, 25 April 2024

3/90 Terrace Road, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## OFFERS

Stunningly overlooking sprawling Langley Park beside our picturesque Swan River and even capturing the gorgeous South Perth foreshore and the iconic Kings Park treetops in the distance, this exemplary 3 bedroom 2 bathroom apartment is one of only two that are nestled on the first floor of the East Wing street-front podium of the impressive "Adagio" complex and flawlessly combines a spacious floor plan with breathtaking scenic views and fabulous resort-style amenities in the adjacent main building. This boutique parkside development offers a full-time building manager (working Monday to Friday, 8am-4pm), a cleaning-management team six days per week, an employed gardener and beautifully-renewed foyers. It also has an inviting and updated residents' lounge with a kitchen, a games room, theatre room, meeting room, a gym, sauna and pilates/yoga/stretching room – all inside on the first floor. Outdoors, a barbecue courtyard is artificially lit, with a shimmering swimming pool, heated spa and kids' pool in between all complemented by relaxing poolside alfresco areas. There is also a secure mail delivery room for good measure, as well as good-sams collection services. This apartment's podium is only three levels high and is not as imposing as some of the other high-rise buildings in the area, also providing residents with extra privacy to the passing traffic. There is lift access up to the apartment itself, as well as down to the second basement level, where two side-by-side car bays, a secure storeroom, the bin storage area and even a car-washing bay lie in wait. Once upstairs, you will be in awe of a huge open-plan living, dining and kitchen area, complemented by four doors of full-height built-in storage cupboards and boasting sparkling stone bench tops, a breakfast bar for quick bites, double sinks, a water-filter tap, mirrored splashbacks, an appliance nook, sleek white cabinetry, an integrated range hood, a five-burner Miele gas cooktop and integrated Miele dishwasher, oven and microwave appliances. Outdoor access to a fantastic full-width front entertaining balcony is rather seamless, with the covered alfresco-style space affording you the ultimate all-encompassing panoramic vista – park, river and South Perth skyline included. A commodious master-bedroom suite connects to the same balcony and features both walk-in and full-height mirrored built-in wardrobes, as well as its own slice of the sweeping views from within. A sumptuous fully-tiled ensuite bathroom finishes things off rather nicely with its bubbling spa bath, separate shower, twin "his and hers" stone vanities and toilet. The second and third bedrooms on the other side of the apartment both have mirrored built-in robes of their own and share a separate small balcony that is completely protected by the surrounding infrastructure and is a terrific place to unwind, with a drink in hand. They are also serviced by a fully-tiled main bathroom with a shower, toilet and stone vanity. The fully-tiled laundry has a stone bench top also, accompanied by ample built-in storage cupboards. A dream location amidst the parkland and river beckons – one that is close to public transport, within easy walking distance of food, shopping and nightspots in the heart of our vibrant CBD and so very close to everyday attractions, top educational and sporting facilities, the freeway, our world-class Optus Stadium at Burswood, Crown Towers and everything in between. This truly is one of the most breathtaking backdrops you are ever likely to come across – and it could be all yours to enjoy, for many years to come! Other features include, but are not limited to; No obstruction to views Swipe/fob and key access to the apartment Double-glazing Wooden floorboards to the living/dining space – tiled kitchen and wet areas Carpeted bedrooms Remote-controlled blinds Ducted reverse-cycle air-conditioning A/V intercom system Clipsal Satin Series electrical switches Full-height balcony/exterior sliders Outdoor balcony power points Active resident council in place Multiple social events for residents, on the building's calendar CCTV complex security cameras Buildinglink portal owned by the residents Water-proofed podium roofs, tower Level 24 Replaced temprite valves throughout the complex Sounds contracts for services Security lockdowns for stairwells Wide entry/exit areas Manicured complex gardens 15 secure visitor-parking bays on-site Additional ticketed street parking along Terrace Road, if required