

**30/131 Adelaide Terrace, East Perth, WA 6004**



**Apartment For Sale**

Friday, 26 April 2024

30/131 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Apartment**



Cherry Li

0400833706

**From \$499,000**

- QUIETLY POSITION, EAST ORIENTATION- GENEROUS FLOOR PLAN OF 101SQM's- CAFÉ & CONVENIENCE SHOP DOWNSTAIRS- WITHIN FREE TRANSIT BUS ZONE- CURRENTLY LEASED UNFURNISHED WITH \$650/WK UNTIL 27/11/2024 - VIEWINGS ESSENTIAL

Welcome to 30/131 Adelaide Terrace! Within the Infinity Apartment complex, you'll discover this spacious two-bedroom residence, offering an unparalleled city living experience enhanced by a spacious balcony with the crystal pool views. This generously sized, open-plan apartment boasts floor-to-ceiling windows, allowing you to bask in the splendor of the cityscape. Effortlessly contemporary, and located minutes from the heart of Perth City, this spectacular complex presents a fantastic opportunity for the astute occupier & savvy investor alike. Enjoy luxury low maintenance living with superb facilities including swimming pool, fully equipped gymnasium, spa, sauna, guest lounge and games room.

features include:- 3rd floor east facing 2007 INFINITY apartment- Large entertaining balcony with crystal pool view- Open plan kitchen with large breakfast bar and appliances- Master bedroom with ensuite and BIR access to private balcony- Second bedroom with BIR access close to the guest bathroom- Secure car bay + store room- Kinky Lizard cafe situated downstairs- On the free cat bus route into the city- High level of internal and external security-

Resort facilities: pool, gym, sauna, spa, bbq, billiards, lounge & herb garden- Internal: 84sqm, balconies: 17sqm, car bay: 13sqm, storeroom: 5sqm, Total: 119sqm

Outgoings (approximate) Water Rates: \$1375/y Council Rates: \$1,890/y Strata levy: \$860(admin) + \$301(reserve fund)

Contact Cherry Li 0400833706 today to arrange your private viewing.

Location Highlights:- Less than 50m to several local cafes (Kinky Lizard on ground floor)- 100m to Foodies Market IGA Langley Park- 120m to Rise Supermarket- 120m to closest bus stop- 550m to Wellington Square- 650m to the Queens Gardens & WACA- 1km to Royal Street IGA, plus multiple café & dining / entertaining options- 1.1km to Gloucester Park- 1.3km to Claisebrook Train Station- 1.6km to Elizabeth Quay- 1.7km to Hay Street Mall- 1.6km to Matagarup Footbridge- 2kms to The Camfield & Optus Stadium- 2.5kms to Crown Perth- 11km to Perth Airport

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.