

35/88 Terrace Road, East Perth, WA 6004



Apartment For Sale

Tuesday, 6 February 2024

35/88 Terrace Road, East Perth, WA 6004

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 201 m2

Type: Apartment



Chris OBrien
0452581831



Jasmyn Wright
0488488644

Offers from \$1,850,000

- LEVEL 14 SPACIOUS TOCCATA APARTMENT- 41SQM SOUTH FACING BALCONY WITH PANORAMIC SWAN RIVER VIEWS - ATTRACTIVE FLOORPLAN & TWO CAR BAYS Setting a new standard of living in East Perth, this magnificent residence located on the 14th floor sits within Terrace Road's most sought after apartment complex "Toccata". Modern opulence with just 45 apartments in the complex and only one other neighbour per floor, the privacy and security aspect of living in this exclusive building is absolutely second to none. Savouring an iconic outlook that stretches across the Swan River, it's near impossible not to immediately fall in love and imagine the luxurious inner city lifestyle you could soon be enjoying. With an expansive South-facing balcony your dreams of hosting sunset sundowners, lavish dinner parties or simply enjoying the tranquillity with your loved ones can easily become your new reality. Featuring an attractive floorplan with an open concept kitchen, living and dining, a large master suite with deluxe ensuite, two guest bedrooms with access to an additional North facing balcony complete with external utility/store room, add to this a large separate laundry and beautifully appointed second bathroom. With an endless list of opulent features, it's easy to see why demand remains extremely high for apartments within this elite building. FEATURES INCLUDE:- Spectacular panoramic views from the 14th floor of Toccata Apartment Complex - A huge 56sqm of entertaining balcony space with South and North facing aspects- Quality Miele kitchen appliances including induction cooktop & electric oven, integrated dishwasher & built in microwave- Stunning 40mm Stone benchtop with waterfall edge & breakfast bar- Soft close cabinetry, glass splashback and double fridge recess- Contemporary finishes including stunning wood-look tiles & pure wool carpets- King sized Master retreat with large walk in robe- Deluxe ensuite with double vanity, spa bath, full height tiling & ample storage- Bedroom 2 and 3 with sliding built in robes & north balcony access - Separate laundry room with ample storage - Audio visual intercom system and remote-controlled blinds throughout- Two highly desirable secure car bays side-by-side - Spacious 6sqm lock up store room - Currently leased at \$1,350pw until 5/04/24 STRATA AREA: Internal: 145sqm; Balconies: 56sqm; Car Bays: 26sqm; Store: 6sqm; Total: 233sqm OUTGOINGS: Water Rates: \$2,479.72 p/a Council Rates: \$3,708.96 p/a Strata Levies: \$3,724.59 p/q (Admin) + \$412.16 p/q (Reserve) = \$4,136.75 per quarter Toccata's Leisure Club includes: a heated and illuminated 20 metre wet edge lap pool with poolside furnishings, BBQ facilities, bar area, cinema room, residents lounge, games room with pool table, fully equipped gymnasium, sauna and boardroom. Become part of the exclusive Terrace Road community enjoying an unparalleled level of convenience. On weekends step out for a coffee over at Point Fraser, brunch at The Camfield, a fitness session on Langley Park, day of cricket at the WACA, stroll to Optus Stadium via Matagarup Bridge or enjoy a bike ride riverside. While by night choose from the finest of restaurants and nightlife options all just a stroll, ferry or free bus ride away. NEARBY AMENITIES INCLUDE: Directly opposite Langley Park and Swan River, walking and cycle paths 400m to public transport (Free CBD Transit Zone) 1.1km to Lake Vasto and Point Fraser with Cafes, Restaurants 1.3km to Elizabeth Quay waterfront, pop-up bars and events, ferry 1.4km to Royal Street cafes, shops and Claisebrook Cove 1.6km to CBD, Hay Street Mall, shopping and more 1.4km to Royal Street cafes, shops and Claisebrook Cove 2km to Matagarup Bridge, access to Optus Stadium, The Camfield and Crown Resorts Within 5km radius to Perth hotspots, Northbridge, Highgate, Mt Lawley, Victoria Park and South Perth DISCLAIMER: All distances are approximate and provided by google maps. All distances of the property to nearby amenities are estimates and buyers should rely on their own measurements.