

36/149-151 Adelaide Terrace, East Perth, WA 6004



Apartment For Sale

Thursday, 8 February 2024

36/149-151 Adelaide Terrace, East Perth, WA 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Apartment



Chris Wilcox

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From \$399,000

Nestled in the heart of East Perth, this split-level apartment offers an unparalleled urban lifestyle with breathtaking views of the iconic Swan River. The modern and stylish residence is situated just a stone's throw away from the vibrant Perth CBD, providing residents with the perfect balance of tranquility and accessibility. The apartment complex boasts an array of amenities, including a gym, a refreshing swimming pool, a barbecue entertainment space for social gatherings, an exclusive-use, underground car park, and an additional storage unit. This urban oasis caters to those who value both comfort and convenience, offering an ideal setting for a dynamic and contemporary lifestyle. Embrace the vibrant lifestyle East Perth has to offer, with an array of trendy cafes, lively bars, and exquisite restaurants within close proximity. Enjoy the luxury of a leisurely stroll along the riverbanks or take advantage of the nearby recreational facilities. The property is currently tenanted on a periodic lease, with the tenant paying \$2,042.26 per month in rent, presenting an excellent opportunity for first home-buyers, CBD office workers, or savvy investors looking to capitalize on the current rental boom in Western Australia. Don't miss the chance to own a piece of this urban paradise, where modern living meets the tranquility of riverfront views.

KEY FEATURES

- Mesmerizing river views unfold seamlessly through expansive glass bi-fold doors, complemented by elevated ceilings and an expansive balcony for a truly breathtaking experience.
- A contemporary open-plan layout seamlessly connects the kitchen, living, and dining areas, enhanced by the convenience of a split-system air conditioning system.
- The upstairs studio features built-in robes and a private ensuite bathroom, providing a comfortable and private retreat.
- The well-appointed kitchen is not only stylishly finished but also comes complete with a refrigerator, ensuring a turnkey experience for the new homeowner.
- A separate laundry equipped with a washing machine included with the home, adds practicality and convenience to daily living.
- Enjoy a lower-level gym for fitness enthusiasts and a refreshing swimming pool for relaxation.
- Host delightful gatherings in the barbecue entertainment area, fostering a sense of community within the complex.
- The property offers secure parking in the underground car park, coupled with an additional storage unit for added convenience and organization.
- A very high quality tenant, currently on a periodical (month to month) lease agreement paying a great rate of \$2,042.26 per month.

STRATA LEVIES

- Admin Fund = Approx \$1,070.55
- Reserve Fund = Approx \$90.72
- Residential Special Levy = Approx \$93.42
- TOTAL = \$1,254.69