

**37/78 Terrace Road, East Perth, WA 6004**



**Apartment For Sale**

Friday, 19 January 2024

37/78 Terrace Road, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 210 m2**

**Type: Apartment**



Chris OBrien  
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## High \$1,000,000's

**\*GRAND OPENING THIS WEEKEND\*\*SAT 20TH 11:30 - 12:00PM\*SUN 21ST JAN 11:30 - 12:00PM - RENOVATED THROUGHOUT, NO EXPENSE SPARED - SPACIOUS 170SQM OF INTERNAL AREA - PANORAMIC VIEWS OF THE SWAN RIVER - SOUTH & NORTH BALCONIES** Don't miss your chance to own this unique Westralian apartment with a fantastic functional floor plan. With over 170sqm of internal living and glorious Swan River & Langley Park views, this 10th floor 3 bedroom, 2 bathroom apartment is the most highly sought after floor plan on Terrace Road and one of the biggest on the River. Spacious open plan living opens out to the well-designed main balcony immersed in the finest views. There is also the added bonus of a second, north facing balcony, providing a warm sanctuary in winter and ideal flow through breezes. Perfectly crafted for entertaining, the gourmet kitchen is a culinary haven, complete with stone bench tops, stainless steel appliances, gas cooktop and an integrated dishwasher. Prepare exquisite meals while enjoying the seamless flow of the living space while enjoying the panoramic view. Indulge in breathtaking views from the main balcony which has been thoughtfully designed to maximize the captivating panorama, while an additional north-facing balcony provides a cozy haven during winter, ensuring both comfort and excellent airflow. Every detail, from the finest fixtures to the elegant design elements, has been carefully curated to enhance your enjoyment of your new home. Don't miss out on this amazing opportunity to elevate your lifestyle. Act now and secure your place in this luxurious haven. Contact Chris O'Brien on 0452 581 831 or Jasmyn Wright on 0488 488 644 to arrange a private viewing and embark on an unparalleled living experience in East Perth.

**Features Include:**-10th floor Westralian Riverfront Apartment-Completely renovated throughout by the current owners -Panoramic Swan River Views -Spacious Open Plan Living with excellent flow through design-19sqm South facing front balcony with river and parkland views-21sqm North facing balcony overlooking pool & tennis court-Kitchen with European appliances, 900mm gas cooktop, oven plus integrated dishwasher-Large master bedroom with stunning south facing river views, balcony access, walk in robe storage & ensuite bathroom -Ensuite bathroom with floor to ceiling tiling, double vanity, separate shower & additional linen storage cabinet -Ducted reverse cycle air-conditioning throughout & quality window treatments -Second & third bedrooms with built in robe storage & north balcony access-Separate entry hall with room for a coat cupboard or display cabinet-Large separate laundry with excellent storage-Floorboards throughout living & dining area-Plush carpet to bedrooms -Two secure side by side car bays and 4sqm lock up store room-Vacant possession available-Internal: 170sqm, Balconies: 40sqm, Car Bays: 26sqm, Store: 4sqm, Total: 240sqm

**OUTGOINGS:**Council rate: \$3,310.15 /year Water rate: \$2,228.93 /year Strata levy: \$3,150.75 /quarter (Admin) + \$1,166.40 /quarter (Reserve) = \$4,317.15 /quarter (Total)

**FACILITIES:**-Heated swimming pool-Two heated spas plus sauna-Fully equipped gymnasium & full sized tennis court-Two residents' lounge, games room, boardroom & theatre-Temperature controlled wine cellar-Putting green, Japanese garden & indoor health spa-Popular onsite building manager

The Elizabeth Quay Train Station, free CAT buses, Transperth Ferry and Perth's master planned cycle/pedestrian paths make travel for work or play, simple. Overlooking Langley Park you will enjoy being front-row for the Sky Show and a host of Perth's best events, only a short stroll from the world class Elizabeth Quay, restaurants, cafes and nightlife or only a scenic river cruise away from the vineyards of the Swan Valley. Make the inner city lifestyle yours today!

**NEARBY AMENITIES:**-Directly opposite Langley Park and Swan River, with access to walking and cycle paths-300m to public transport (Free CBD Transit Zone)-1.1km to Elizabeth Quay waterfront, pop-up bars and events, ferry, restaurants and river access for boating-1.1km to CBD, Hay Street Mall, shopping and more-1.3km to Lake Vasto and Point Fraser with Embargo Bar, Cafes, Restaurants-1.6km to Royal Street cafes, shops and Claisebrook Cove-2.2km 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-12km to City Beach-12km to Perth Airport

**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.