

50/138 Adelaide Terrace, East Perth, WA 6004



Studio For Sale

Wednesday, 15 May 2024

50/138 Adelaide Terrace, East Perth, WA 6004

Bathrooms: 1

Area: 29 m2

Type: Studio



Terry Lu

0410213027

Low to Mid \$200,000's

- READY TO MOVE IN OR LEASE OUT- GROSS 9%+ RENTAL RETURN- LOW STRATA FEES

Introducing Apartment 50, ideally situated on the 5th floor with convenient lift or stair access. Boasting a well-appointed kitchen complete with gas cooking, this residence offers the option of being sold fully furnished and equipped. With immediate vacant possession, it's perfect for immediate occupancy or rental. Nestled in the heart of East Perth along Adelaide Terrace, this location is a haven of convenience with an array of amenities within walking distance. Enjoy the added peace of mind provided by security fob access and take advantage of the on-site pool exclusively for residents. Parking is available for lease through Strata at \$150 per month, subject to availability. For further details, reach out to Terry Lu at 0410 213 027.

Features Include:- Level 5, cosy studio apartment- Vacant possession available, move in or lease out straight away- Strong rental history, gross 9%+ potential investment return!- Option to purchase fully furnished & equipped- Open plan living and dining- Spacious kitchen with ample bench space, storage and gas cooking- Built in additional storage- Fresh, modern bathroom with shower bath- Secure complex with intercom, swipe card entry & pool in building for residents- Minutes to cafes, restaurants, parks, bars & more in any direction- Multiple bus routes on your doorstep- Low strata fees- Communal laundry on ground floor - pay as you use- Total Strata Area: 29m²

Outgoings (approximate):- Council Rates: \$1,265 p/a- Water Rates: \$935 p/a- Strata Levy: \$663 p/q (admin + reserve)

Location Highlights Include:- 350m to Langley Park or Queens Gardens- 450m to Lake Vasto & Ozone Reserve- 750m to the WACA- 900m to Point Fraser- 1km to Gloucester Park- 1.3km to Perth CBD- 1.6km to Elizabeth Quay & so much more!

DISCLAIMER: All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates.