

**62/138 Adelaide Terrace, East Perth, WA 6004**



**Studio For Sale**

Wednesday, 13 December 2023

62/138 Adelaide Terrace, East Perth, WA 6004

**Bathrooms: 1**

**Parkings: 1**

**Area: 29 m2**

**Type: Studio**



Joel Cooper  
0488242283

## Offers From \$199,000

RENOVATED & MOVE IN READY - NEST OR INVEST! Apartment 62 is perched on the top floor (level 6, lift or stair access), features gas cooking and can be sold fully furnished & equipped. With vacant possession available, you can move in or rent out straight away. The complex features digital security (including audio intercom & security fob access) for your piece of mind. Situated in the heart of East Perth, in the centre of Adelaide Terrace, and in walking distance to an abundance of amenity, you will be hard pressed to find better value at this price! Plus, with such a central location, you won't even need a car! Rental Appraisal: \$400-\$450 p/w - Furnished \$325-\$375 p/w - Unfurnished Parking advertised is available for lease from Strata, \$150 p/m - not included in sale. Parking subject to availability, contact Joel on 0488 242 283 for more details. Features Include:- Level 6, renovated & well-finished studio apartment- Vacant possession available, move in or lease out straight away- Strong rental history, ~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 bed with 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- Space to install private internal laundry with modifications (if required)- Total Strata Area: 29m<sup>2</sup> 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! Outgoings (approximate): Council Rates: \$1,270 p/a Water Rates: \$990 p/a Strata Levy: \$590 p/q Reserve Levy: \$54 p/q 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.