

74/90 Terrace Road, East Perth, WA 6004



## Apartment For Sale

Thursday, 11 April 2024

74/90 Terrace Road, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: Apartment



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## Offers in the \$900,000's

- 13TH FLOOR, ADAGIO LUXURY APARTMENT - SECURE TENANT UNTIL JUNE 2024 RETURNING \$975.00 PER WEEK FULLY FURNISHED - FURNITURE AN OPTION TO INCLUDE IN THE PURCHASE VIEWING BY APPOINTMENT - CONTACT CHRIS O'BRIEN 0452 581 831

This truly remarkable 2 bedroom, 2 bathroom apartment sits in prime position in Finbar's exclusive development Adagio Apartments. Located on the 13th floor, this residence has all the style and class you'd expect in a luxury apartment. With 102m<sup>2</sup> of internal living and 27m<sup>2</sup> covered balcony (south & north), immerse yourself in the magnificent south facing views of the Swan River, South Perth and Langley Park straight across the road. Ensuring an abundance of natural light throughout while offering a spacious open plan design, the apartment is finished with the finest wooden flooring, ducted reverse cycle air-conditioning, double glazed windows, phantom fly screens, soft closing cabinetry, laundry and remote controlled blinds in lounge and both bedrooms. The superb kitchen features 40mm stone bench tops, modern glass splashback, Miele integrated appliances including gas cooktop, electric oven, range hood and dishwasher, microwave, water filtration system and ample storage. The large master bedroom features a full-length window, built in robe, and well-appointed ensuite. The second bedroom is equally impressive and is complete with a mirrored built in robe and serviced by the second bathroom. In the basement you will find the 2 secure car bays (tandem) plus a very handy 5m<sup>2</sup> lockable storeroom. Adagio Apartments boasts 5 star resort facilities including 25m lap pool, children's pool and spa bath, plus a fully equipped gymnasium, on site theatre, sauna, BBQ area, games room, residents lounge and meeting room. On weekends step out for a coffee over at Point Fraser, brunch at The Camfield, fitness session on Langley Park, day of cricket at the WACA, stroll to Optus Stadium via Martagup Bridge or a bike ride riverside. By night choose from the finest of restaurants, all just a stroll or free bus ride away. So too is designer King St shopping, world-class Crown Towers and Burswood Entertainment & the ferries from Elizabeth Quays to trendy South Perth. Become part of the exclusive Terrace Road community who all appreciate this level of convenience. This is a piece of our Perth inner city that will excite you today and well into the future.

**FEATURES INCLUDE:-** 2013 completed, 13th floor luxury Adagio Apartment- Move in or continue to rent out - Hard wood floors to main areas, carpet to bedrooms - Spacious open plan living and dining area- Gourmet kitchen with breakfast bar, 40mm stone benchtop and quality Miele appliances including induction cooktop, integrated electric oven, microwave & dishwasher- Ample cupboard & drawer storage- Two entertaining balcony spaces south and north with stunning views from both balconies- King size master bedroom featuring built in robe, lavish ensuite and floor to ceiling north window- Second bedroom with spacious built in robe and city views- Second bathroom/laundry space with bathtub, vanity and storage- Motorised blinds & LED downlights (dimmable)- Keyless electronic entry, audio visual intercom and secure floor access- 2 x tandem undercover cars bays for ease of access- Secure 5sqm store room

**DIMENSIONS** Internal: 102sqm; South Balcony: 13sqm; North Balcony: 12sqm; Car Bays: 25sqm; Store: 5sqm; Total: 157sqm

**OUTGOINGS:** Council Rates: \$2,787.95 p/y Water Rates: \$1,725.77 p/y Strata Levies: \$1,966.25 p/q (Admin) + \$286.00 p/q (Reserve) = \$2,252.25 p/q (Total)

**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 Please contact Chris O'Brien today on 0452 581 831 to book your private inspection!