

**806/238 Adelaide Terrace, Perth, WA 6000**



**Sold Apartment**

Saturday, 12 August 2023

806/238 Adelaide Terrace, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$765,000**

**BRAND NEW WITH 50% STAMP DUTY REBATE (for a limited time only)** Are you looking for a luxurious and convenient apartment in the heart of Perth? Look no further than this stunning, brand new 2-bedroom apartment located at 238 Adelaide Terrace. Designed with a unique semi-enclosed balcony that seamlessly integrates indoor and outdoor living, this apartment is perfect for those who want to experience the best of both worlds. Upon entering the apartment, you'll be greeted with an expansive open plan living area that leads directly to the semi-enclosed balcony. With bi-fold doors that can be opened or closed depending on your preference, the balcony provides an all-year-round entertainment space that's perfect for gatherings with friends and family. This corner apartment boasts an abundance of natural light and warmth, creating a sense of space and tranquility that is rarely seen in apartment living. The apartment is north-facing, allowing for maximum natural light to filter through the floor-to-ceiling windows and brighten up all parts of the apartment. This is perfect for those who love natural light and a warm and inviting atmosphere. The apartment features a quality kitchen with Bosch appliances, including an induction cooktop, a semi-integrated dishwasher, and a microwave. The reconstituted stone benchtops and beautiful glass splashback add a touch of elegance to the space. An additional window in the kitchen allows more light and ventilation into the space, making cooking and entertaining even more enjoyable. The apartment has two bedrooms, with the master bedroom being king-sized and having a walk-in robe and ensuite. The luxury bathroom features a frameless shower screen, rain head, and incorporates the laundry for added convenience. The apartment comes with premium grade hybrid flooring throughout and recessed LED downlights that are smart lighting enabled. It also features reverse cycle remote-controlled split system air conditioning, electronic keyless entry lockset, and an intercom system. These modern features ensure you have everything you need for a comfortable and convenient lifestyle.

**ARCHITECTURAL AREA:** Internal: 104 sqm, Parking: 13 sqm, Store Room: 5 sqm, Total: 122 sqm  
**OUTGOINGS:** Strata Levies: \$1,092 p/q Council Rates: \$2100 p/a approx Water Rates: \$1800 p/a approx

**LOCATION:** • 100m to Coffee Club, moments to Perth CBD and our best inner-city bars and restaurants • Located just 300m to Langley Park, 500m to Swan River waterfront walking and cycle paths • 300m to Mercedes College, 500m to Royal Perth Hospital • Free CAT bus on your doorstep, 850m to Hay St Mall • 900m to Elizabeth Quay piazza, restaurants, ferry & train access • Less than 2km to Perth's inner-city hubs including Cathedral Square, Kings Park, Claisebrook Cove, Northbridge

Residents of AT238 will have exclusive use of the resort-style facilities on Level 6, including a private dining room with bar & kitchen, theatrette, pet wash and play area, 20-meter heated pool, cabana, gym, steam room, gaming zone, and resident lounge. There's also additional rooftop resident facilities on Level 31, where you can take in the breathtaking city and river views while enjoying an outdoor cinema, resident's bar and lounge, plus outdoor deck. AT238 is a luxurious boutique development that offers the contemporary city lifestyle in a desirable postcode with a mix of culture and charm right on your doorstep. The apartment is located just 100 meters away from Coffee Club and a few minutes away from Perth CBD, inner-city bars, and restaurants. It's also located just 300 meters away from Langley Park and 500 meters away from Swan River waterfront walking and cycle paths. For those who prioritize education and healthcare, AT238 is located just 300 meters away from Mercedes College and 500 meters away from Royal Perth Hospital. The free CAT bus is just on your doorstep, and it's 850 meters away from Hay St Mall and less than 2km away from Perth's inner-city hubs, including Cathedral Square, Kings Park, East Perth, and Northbridge.

**Disclaimer:** All distances are estimations obtained from Google Maps. All sizes of the property are architectural, estimated, and buyers should rely on their own measurements when onsite. All outgoing are approximate and subject to change without notice. Images & colour schemes shown may be of a similar apartment elsewhere within the development, information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.