

**104/45 Adelaide Terrace, East Perth, WA 6004**

**PORT CITY**

**Apartment For Sale**

Sunday, 23 June 2024

104/45 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Glenda Omacini  
0894319200



Clinton Omacini  
0411236398

## Offers From \$310,000

Embrace the charm of inner-city living with this delightful one-bedroom apartment, nestled in the heart of East Perth's vibrant community. Built in the 1960s, this first-floor gem awaits its next discerning owner to script its next chapter. The Property is Currently Leased @ \$360 Per week. Lease Expires 19/10/2024 the tenant has resided there since 2019 and would love to extend and continue. Admin Fund \$960.18 Per Qtr. Reserve Fund \$170.32 Per Qtr Water Rates: \$902.00 Per Annum Council Rates: \$1255.05 Per Annum Located on Adelaide Terrace, you'll relish immediate access to Langley Park and the Swan River foreshore, all within the free bus transit zone. Victoria Gardens is just a short stroll away, offering you unparalleled convenience and lifestyle amenities. Here's why you'll fall in love with this property: Sun-Filled Living: Enjoy bright, airy living spaces perfect for relaxation and entertaining. Secure Complex: Peace of mind with a secure environment and modern amenities including a lift. Prime Location: The CAT bus stop at your doorstep ensures effortless city connections, making commuting a breeze. Envious Lifestyle: Be the envy of your friends with the convenience of inner-city living, surrounded by cafes, parks, and cultural hotspots. Immaculate Gardens: Beautifully maintained grounds courtesy of the dedicated onsite caretaker. This apartment features a stunning, as-new kitchen with ample bench space and storage. Set within the secluded 'Riverside Gardens' complex, enjoy serene garden views and upgraded security features including intercom systems. Don't miss out on this affordable opportunity to own a piece of East Perth's green edge! Whether you're an investor seeking a prime rental property or a homeowner looking for urban tranquility, this apartment promises a blend of comfort, convenience, and community. Contact us today to arrange your private viewing and make this apartment yours. Car bays can be leased based on availability \$77.00 Inc Gst Per / Month. Experience urban living at its finest – seize this opportunity now!