

# 1405/238 Adelaide Terrace, Perth, WA 6000

 buymyplace

## Apartment For Sale

Wednesday, 10 July 2024

1405/238 Adelaide Terrace, Perth, WA 6000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Apartment



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1300289697

**From \$725,000**

Phone Enquiry ID: 2284771405/238 ADELAIDE TERRACE, PERTH Brochure – AT238 (at238perth.com.au) This 14th Floor brand new apartment is flooded with light, creating an ambiance of openness and tranquility rarely seen in apartment living. The kitchen is a testament to quality, featuring Bosch appliances like an induction cooktop, semi-integrated dishwasher and microwave. Elegant, reconstituted stone benchtops and glass splashback add a touch of class. Featuring one generously sized master bedroom with a walk-in robe and ensuite, this residence provides comfort and opulence. The well-appointed bathroom features a frameless shower screen, a rain head, and incorporates a laundry area for added convenience. Premium grade hybrid flooring and recessed LED downlights with intelligent lighting capabilities adorn every corner of this dwelling. Experience year-round comfort with the reverse cycle remote-controlled split system air conditioning. Additional amenities include an electronic keyless entry lockset and an audio intercom system, ensuring a secure and contemporary lifestyle. This apartment is currently rented for \$800 per week on a flexible term tenancy. The carpark is separately rented for \$50 per week. FEATURES INCLUDE:- 14th floor, North orientation- Total 82sqm of internal living space and enclosed outdoor areas (Architectural Area)- Unique semi-enclosed balcony with bi-fold doors for all year round entertaining- Bosch kitchen appliances including induction cooktop & rangehood- Quality reconstituted stone benchtops to the kitchen & bathroom- Filtered water to the kitchen flick mixer- Master Bedroom with walk in robe and ensuite and balcony access- Luxury bathroom with frameless shower screen, rain head, full height tiling + tile niche- Fisher & Paykel Washer and Dryer- Premium grade hybrid-plank timber flooring to living, timber-look tile to balcony, quality carpets in bedrooms- Reverse cycle remote controlled split system air conditioning to living & both bedrooms- Electronic keyless entry lockset & audio intercom system- On-site building management from Monday-Friday for your convenience ARCHITECTURAL AREA: Internal: 82 sqm, Parking: 13 sqm, Store Room: 4 sqm, Total: 99 sqm OUTGOINGS (APPROX.): Strata Levies: \$784.67 p/q Council Rates: \$2,052.05 p/a Water Rates: \$936.04 p/a FACILITIES: Residents of AT238 will have exclusive use of the resort-style facilities on Level 6, including a private dining room with bar & kitchen, theatre, pet wash & play area, 20-meter heated pool, poolside BBQ cabana, gym, steam room, gaming zone, and resident lounge. There are 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. LOCATION: 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 is 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 is 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 outgoings are approximate and subject to change without notice. Property features Air conditioning Balcony Building size: 82m<sup>2</sup> Ensuites: 1 Garage spaces: 1 Gym Intercom Living areas: 1 Outdoor entertaining area Secure parking Toilets: 1 For Enquiries, please contact Hugh 0455875011