

**3108/63 Adelaide Terrace, East Perth, WA 6004**



**Apartment For Sale**

Sunday, 23 June 2024

3108/63 Adelaide Terrace, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



Chris O'Brien  
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## Mid - High \$800,000's

- AS NEW CONDITION VUE TOWER APARTMENT - ONE OWNER SINCE NEW- LOW STRATA LEVIES PER QUARTER - STUNNING SOUTH FACING VIEWS - FLOORBOARDS TO MAIN AREAS - VACANT & READY TO MOVE IN OR LEASE OUT - HIGH POTENTIAL RENTAL RETURNS Welcome to Vue Tower Apartments, where luxurious living meets panoramic elegance. Perched on the 31st floor, this 2-bedroom, 2-bathroom gem, meticulously crafted by Finbar in 2019, offers unparalleled vistas of the Swan River and beyond, making it one of the most coveted residences in the heart of East Perth. Step into modern opulence as you enter this pristine apartment, presented in as-new condition. The living area, bathed in natural light from its south-facing orientation, captures a sweeping 180-degree view, seamlessly extending onto a generous 16sqm balcony. This outdoor space is perfect for entertaining, offering an ideal setting to enjoy the breathtaking views of the Swan River, which can also be admired from both bedrooms and the living room, creating an atmosphere of tranquillity and sophistication. The kitchen stands out as a hub for culinary delights, featuring sleek stone benchtops, a convenient breakfast bar, and top-of-the-line Bosch appliances. Its contemporary design and premium finishes make meal preparation a joy, blending functionality with style and elegance. The master bedroom is a sanctuary of comfort, featuring a walk-through robe that leads to an ensuite bathroom, ensuring privacy and luxury. The second bedroom, equally inviting, includes a built-in robe and direct access to the balcony, allowing residents to wake up to stunning views each day. The second bathroom, which doubles as a laundry, is well-appointed with ample storage, a dryer, and a washing machine, combining practicality with modern design. Located in the vibrant heart of East Perth, Vue Tower Apartments provide easy access to an array of amenities, including shops, cafes, restaurants, and parks, all within a short stroll. This prime location offers both convenience and a high-quality lifestyle, making it an ideal choice for residents and investors alike. With the potential to yield high rental returns when fully furnished, this property presents an excellent investment opportunity. For those seeking immediate move-in luxury or a high-return investment, Vue Tower Apartments deliver a perfect blend of modern design, stunning views, and a prime location. Don't miss the chance to experience the pinnacle of urban living in East Perth. This property includes a secure car bay and storeroom, ensuring convenience and practicality. With double-glazed windows, NBN connectivity, and multi-split air-conditioning, your comfort is paramount. Enjoy low strata fees and a 5-star NATHERS energy rating, reflecting a commitment to sustainability. The Vue Sky Lounge on the 33rd floor beckons residents to indulge in luxury while relishing supreme city and river views. The resort lifestyle extends to the Vue Leisure Club, featuring a 25m heated swimming pool, pool deck, BBQ cabana, lounge, games room, bar, gymnasium, sauna, and meeting room. Embrace a new level of living with this meticulously designed Vue Tower Apartment. For further details or to schedule a private inspection, contact Chris O'Brien at 0452 581 831. Secure your new home today and immerse yourself in the epitome of urban luxury. FEATURES INCLUDE:- 2019 built, 2 bedroom, 2 bathroom Vue Tower Apartment by Finbar- 31st floor, one common wall & presented in as new condition- South facing orientation, 180 degree views on offer- Expansive 16sqm balcony entertaining space- Stunning views of the Swan River, from both bedrooms, as well as the living which flows out to the entertaining balcony.- Spacious kitchen with stone benchtops, breakfast bar, Bosch appliances including electric oven, microwave, glass splashback, soft-closing cabinetry- Master bedroom with walk through robe through to the ensuite bathroom- Second bedroom with built in robe and balcony access- Second bathroom/laundry with ample storage, dryer and washing machine- Secure car bay and storeroom- Double glazed windows and window treatments throughout- NBN connectivity- Multi-split air-conditioning to living/dining, master bedroom and second bedroom- Low strata fees- Superb location in the heart of East Perth- Intercom system, security and building concierge onsite- Resort style facilities STRATA AREA Internal: 77sqm, Balcony: 16sqm, Car Bay: 13sqm, Store Room: 4sqm, Total: 110sqm OUTGOINGS: Council Rates: \$2,268.80 p/a Water Rates: \$1,575.68 p/a Strata Levies: \$1,117.92 p/q (Admin + Reserve) Come and secure your new home today! Conveniently located on Adelaide Terrace in East Perth, Vue Tower Apartments is one of the best residential address' in the area. Local amenities include:- 200m to Langley Park- 425m to Swan River Foreshore- 690m to WACA- 1.2km to Elizabeth Quay- 1.4km to Matagarup Bridge- 1.7km to Perth CBD- 2km to Claisebrook Train Station- 3km to Crown Entertainment Precinct- 3.1km to Optus Stadium and- 3.1km to Kings Park- 10km to Perth Airport DISCLAIMER: All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates and subject to change without notice. Buyers are to rely on their own due diligence prior to purchasing.