

6/229 Adelaide Terrace, Perth, WA 6000

Apartment For Sale

Tuesday, 2 July 2024

6/229 Adelaide Terrace, Perth, WA 6000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Emily Garden
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Offers Over \$395,000

If you're looking for your very own City crash pad or an investment opportunity, then this fully furnished one bedroom apartment in the Perth CBD is one you need to view. You will enjoy a spacious floor plan with high ceilings and a large balcony with views of the treetops, making for a serene urban retreat. This apartment is sure to please with stunning wooden floorboards, a large contemporary kitchen, a large bathroom and your very own custom walk-in wardrobe! But it doesn't end there. You will also enjoy a pool, gym, and BBQ area all year round for residents' use. Don't miss this opportunity to purchase in a prime location.

THE HOME 1 bedroom 1 bathroom Kitchen Living / dining Laundry 1 study 1 wc Built approximately 2008

FEATURES Located on the 6th floor facing North Great natural light with views over the pool and lush communal area Spacious floor plan High ceilings Shadow line detailing throughout Ducted reverse cycle air conditioning throughout Large contemporary kitchen with stone bench top, electric hot plate, oven and dishwasher Free flowing living area with timber flooring out to the huge entertaining balcony Bedroom with feature wallpaper, TV point, custom walk in robe, ensuite and balcony access Wall sconces and dimmable downlights in the bedroom Day and night blinds throughout Two way entry bathroom with quality finishes with European laundry Fully furnished Study area upon entry

OUTSIDE FEATURES Storeroom Pool Gym BBQ entertaining areas

PARKING One undercover secure car bay

LOCATION Ideally located on the very edge of the CBD and with quality hotels such as Pan Pacific, Novatel & Duxton Hotels just metres away & a very leisurely stroll to work, the river, Elizabeth Quay, shopping & all the city entertainment venues, the quintessential City residence location!

SCHOOL CATCHMENTS Highgate Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 6 on Strata Plan 49462 Volume 2701 Folio 806

STRATA INFORMATION 61 sqm Internally 13sqm Car Bay 5sqm Storeroom 17sqm Balcony 96 sqm total One commercial & 54 Residential Lots to the complex

ESTIMATED RENTAL RETURN \$500 - \$600 per week

OUTGOINGS City of Perth: \$1,664.35 / annum 23/24 Water Corporation: \$1,184.22 / annum 23/24 Strata Levy: \$645.00 / quarter Reserve Levy: \$80.00 / quarter Total Strata Levies: \$725.00 / quarter

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.