

**APT P5/108 Terrace Road, East Perth, WA 6004**



**Apartment For Sale**

Tuesday, 9 April 2024

APT P5/108 Terrace Road, East Perth, WA 6004

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 294 m2**

**Type: Apartment**



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**From \$2,199,000**

Introducing an extraordinary offering in the heart of East Perth, where luxury living meets unparalleled panoramic views. This remarkable Hemisphere Penthouse, nestled on the border of East Perth and Perth CBD, presents a rare opportunity for those seeking an opulent riverside residence. As you step into this exclusive top-floor penthouse, you're immediately enveloped in an atmosphere of sophistication and grandeur. Welcomed by your private lobby, the expansive 201sqm internal living space is meticulously designed to capture the breathtaking vistas of the Swan River, Langley Park, Perth City, and Elizabeth Quay. This residence boasts two expansive balconies accessible from both the living areas and bedrooms, providing 49sqm of outdoor entertaining space where you can soak in the captivating views. Inside, the open floor plan seamlessly connects the wide lounge area, separate casual meals space, and a formal dining room, leading into the gourmet kitchen adorned with modern European appliances, gas cooking facilities, and elegant marble countertops. The unique layout of the penthouse features two master bedrooms, each complemented by its own ensuite bathroom. The main master suite is a sanctuary in itself, offering a king-sized retreat with a walk-in robe, separate toilet, bidet, bath, shower, and a private balcony boasting yet more panoramic views. The second master bedroom is equally impressive, featuring built-in robe storage, an ensuite, and balcony access. Additionally, two generously sized bedrooms with ample storage share a third large bathroom, ensuring every resident enjoys luxury and comfort. Noteworthy is the inclusion of a separate powder room for guests and a full separate laundry room, providing convenience rarely found in apartment living. Security and convenience are paramount in Hemisphere Apartments, offering full audio-video intercom, a double lock-up garage, and a secure car bay. Residents also have access to year-round comfort with ducted reverse cycle air conditioning and an array of lifestyle facilities, including a heated lap pool, residents lounge, fully equipped gymnasium, and BBQ area.

**FEATURES INCLUDE-** Stunning 4 bedroom, 3 bathroom penthouse on the 13th floor of Hemisphere - Absolutely mesmerising South-west facing panoramic Swan River views - A huge 49sqm of entertaining balcony space - Spacious living area with balcony access - Separate dining & meals area off kitchen - Quality Smeg kitchen appliances including gas cooktop & electric oven plus integrated dishwasher - King sized master retreat with balcony access, large walk in robe & luxury ensuite bathroom - Deluxe ensuite with double vanity, bath, full height tiling & separate shower - Secondary master bedroom with river views, balcony access, built in robe & ensuite with vanity, bath tub & separate shower - Bedroom 3 & 4 with built in robe storage serviced by bathroom with vanity, shower & toilet - Separate laundry room with ample storage space - Entrance foyer with storage & powder room - Audio visual intercom system - Three highly desirable secure car bays - two located in secure double lock up garage

**STRATA AREA** Internal: 201sqm, Balconies: 49sqm, Garage/Car Bay: 44sqm, Total: 294sqm

**OUTGOINGS:** Council Rates: \$3,463.55 p/a Water Rates: \$TBA p/a Strata Levies: \$4,357.46 (Admin) & \$478.66 (Res)

Overlooking Langley Park, you will enjoy being front-row for the Sky Show and a host of Perth's best events, plus you'll be a short stroll from the world class Elizabeth Quay. Situated only a heartbeat away from restaurants, cafes and nightlife, yet only a scenic river cruise away from the vineyards of the Swan Valley - this is the best of the inner city at your door step. The Elizabeth Quay Train Station, free CAT buses, Transperth Ferry and Perth's master planned cycle/pedestrian paths make travel for work or pleasure simple! Purchase today and become a part of the transformation of our beautiful City.

**NEARBY AMENITIES INCLUDE:-** Directly opposite Langley Park and Swan River, with access to walking and cycle paths - 100m to public transport (Free CBD Transit Zone) - 1.1km to Elizabeth Quay waterfront, pop-up bars and events, ferry, restaurants and river access for boating - 1.1km to CBD, Hay Street Mall, shopping and more - 1.3km to Lake Vasto and Point Fraser with Embargo Bar, Cafes, Restaurants - 1.6km to Royal Street cafes, shops and Claisebrook Cove - 2.2km to Matagarup Bridge, access to Optus Stadium, The Camfield and Crown Resorts - Within 5km radius to Perth hotspots, Northbridge, Highgate, Mt Lawley, Victoria Park and South Perth - 12km to City Beach - 12km to Perth Airport

**DISCLAIMER:** All distances are approximate and provided by google maps. All distances of the property to nearby amenities are estimates and buyers should rely on their own measurements.