

**194/143 Adelaide Terrace, East Perth, WA, 6004**



**Studio For Sale**

Wednesday, 14 August 2024

194/143 Adelaide Terrace, East Perth, WA, 6004

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Terry Lu

0410213027

## See You On The Weekend (17th Saturday) For 1st Home Open

Please call Terry Lu directly on 0410 213 027 to discuss further about your interest before it is too late.

- TOP FLOOR, MODERN STUDIO WITH CAR BAY
- VACANT, FULLY FURNISHED & EQUIPPED
- 1ST HOME BUYER DELIGHT, NO STAMP DUTY
- GROSS YIELD: \$600/W= 8.2% R.O.I

Here we go again! Act quickly to secure this modern 1 bedroom, 1 bathroom studio apartment on TOP FLOOR in "X2" complex, it is sure to appeal to First Home Buyers, Downsizers, and Investors! Fully furnished and equipped with a VACANT possession so it is ready for you to move in or lease out!

The clever floor plan utilises every inch of the generous living space. As you enter the apartment you are greeted with an open plan living, dining and kitchen area which flows freely out onto 10sqm balcony for outdoor entertainment. Floorboard throughout for low maintenance, reverse cycle air conditioner in living area for all year around comforts.

### FEATURES:

- 2011 built, Top Floor, one bedroom studio apartment
- Open plan living areas with floorboard throughout
- Full height, double glazing window & sliding door
- North facing balcony, with bright and sunny aspect
- Mirrored built-in-robe, separate laundry
- Reverse cycle Air-conditioning in living area
- Stone benches, European appliances & ample storages
- Secure basement car bay and huge storeroom on same floor
- Facilities: pool, spa, sauna, resident's lounge, games room, and BBQ area
- Modern lobby with concierge

### SIZE & OUTGOINGS:

- Internal 40sqm, Balcony 10sqm, Car Bay 13sqm, Storeroom 3sqm, Total 66sqm
- Council: \$1649 p/a, Water: \$1161 p/a, Strata Levies: \$927 p/q (admin + reserve)

Leave the car parked securely at home & stroll down Adelaide Terrace for lunch or a beer at the Grosvenor Hotel. Enjoy the local amenities at Carlton Fresh Market, newsagency, pharmacy and post office, and nearby attractions such as The Point and Claisebrook Cove. You'll also be close to the causeway with access to Optus Stadium and the Crown Entertainment precinct.

### DISCLAIMER:

All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates. All distances to amenities are estimations obtained from Google Maps.