

405-45 Adelaide Terrace, East Perth, WA 6004



Unit For Sale

Tuesday, 2 July 2024

405-45 Adelaide Terrace, East Perth, WA 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 167 m2

Type: Unit



John Chenney
0421030398

\$285,000 - \$305,000

New listing on the market! PLEASE CALL/SMS/Email RSVP for viewing. (Lot 88) U405, 45 Adelaide Terrace, East Perth Tenanted property, please allow 3 days notice to access the property. Great affordable price in Perth CBD area for new homebuyer, savvy investor or downsizer. First come first served! All offers presented! Thank you for viewing another quality listing by Team Chenney! Strategically located in Perth City's one of the best executive lifestyle and super convenient to Perth CBD. Nestled on stone throw away from Swan river, Elizabeth Quay, Langley park, cafes, restaurants and WACA. where all amenities are ultra conveniently located a few minutes away. From riverside walks, to sporting and music events and overwhelming choices for retail therapy. This one bedroom and 1 bath, will suit FIFO worker, downsizer, first homebuyer and savvy investor. The balcony gives you unobstructed view of Swan river and conveniently being located just minutes from Elizabeth Quay and the footbridge to the Optus Stadium and Crown casino. Live or rent it out as an investment. You decide! -Great investment return of \$500/ week. Tenanted until FEB 2025. Fantastic tenants happy to stay or leave after lease expired. (Similar apartments current market was rented out for \$500+/week) -Tenants paying \$450/WK at the moment -Renovated complex -Modern appliances, gas cooktop, rangehood to match -Build in over head cupboard and fitouts in the kitchen -Modern toilet/bath -Flick mixer -Laminated timber flooring -Tiles in wet areas -Spacious open plan living -Ceiling fans -Security power operated front parking gate -1 Parking request from strata Manager (Must be owner/tenants. No visitor parking inside the gate) -1 mins walk to Swan river, few mins walk to Elizabeth Quay, Perth CBD. PRICELESS! For more information, private inspection/make an offer please contact Vince or John (Team Chenney) Legend (Walk score): -Elizabeth Quay 350m -Langley Park 100m -Crown casino Burswood 450m -Jet /boat ramp 350m -cafes & restaurants under 100m -Queens garden/WACA 150m -Northbridge 1.5kms -Perth CBD under 1km -Perth Airport 10kms -Strata quarterly \$1016.05/quarter -Council Rates \$1231/year -Water \$873.53/year -Original build date: 1945 Do not miss out, contact The team at J Chenney real estate from J Chenney real estate @Realty on: 0421 030 398 for viewing or submit an offer. **Please call 0421 030 398 if I am not at the ground floor entrance, I might be with another buyer inside the complex. Interstate buyers are welcome to view via video view/ WhatsApp *Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Some photos are for illustrational purposes only. Please always check with the sales representative for more accurate information about the property. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.