



## East Perth, 1106/63 Adelaide Terrace

Check Out The Vue!



Situated on the 11th of Finbar's stunning "Vue Tower" lies this quality 98sqm, 2 bedroom 2 bathroom apartment that represents unrivalled city living, flawlessly combining high-end modern finishes with a dream location that is close to it all on Adelaide Terrace.

A rooftop terrace all the way up on the complex's 33rd floor will "wow" you like nothing else, boasting views of the spectacular Perth city skyline and beyond. Residents are also afforded exclusive use of the communal 25-metre solar-heated swimming pool, sauna, gymnasium, a poolside cabana, pool table, ping-pong table, library, television room, dartboard and entertaining areas - both indoors and outdoors. There are even additional kitchens and barbecue areas for everybody to enjoy.

As for the apartment itself, well it is bathed in natural light and welcomes you inside with its carpeted open-plan living and dining area that seamlessly connects to a crisply-tiled kitchen - sparkling stone bench tops, glass splashbacks, double sinks, ample over-head

**For Sale**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/3T9JFGJ](http://ljhooker.com.au/3T9JFGJ)

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**LJ Hooker City Residential**  
**(08) 9325 0700**

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and under-bench cabinetry, integrated Bosch microwave and oven appliances, integrated electric range-hood, cooktop and oven appliances, a storage pantry and all.

The main hub of the layout opens out to a terrific alfresco-style covered entertaining balcony that benefits from sweeping eastern views across the WACA Ground and our picturesque Swan River to the Matagarup Bridge, Burswood and towards the rolling hills in the distance.

Both bedrooms are carpeted for comfort, inclusive of a larger master suite where a "his and hers" walk-in wardrobe leads into a private ensuite bathroom with an over-sized shower, a toilet and a sleek stone vanity. The second bedroom has mirrored built-in robes and extends out on to the balcony for its own slice of the sublime vista at hand.

The combined main bathroom-come-laundry makes the most of both the floor and wall space on offer with its shower, toilet, stone powder vanity, separate wash trough, room for both washing and drying appliances and ample built-in storage to either side.

Perfectly positioned only moments from the heart of the CBD, Yagan Square, Elizabeth Quay and an easy bridge-walk away from our world-class Optus Stadium and the Crown Towers and entertainment complex, this luxurious apartment really is central to absolutely everything. Classy and convenient are both words that spring to mind, here!

Features include:

- 2 bedrooms & 2 bathrooms
- North facing balcony
- Amazing views
- Open-plan living/dining/kitchen area
- Dishwasher
- Stone bench tops
- WIR to the master suite
- Mirrored BIR's to the 2nd bedroom
- Split-system air-conditioning
- Complex pool, sauna, gym, BBQ, kitchen and leisure facilities
- Secure car bay & lockable storeroom

Points of Interest (all distance approximate):

- Free CAT bus services at your doorstep
- 150m to Langley Park
- 200m to the Swan River
- 500m to the WACA Ground
- 600m to the new Perth Girls' School Civic Precinct/Cinema
- 800m to Gloucester Park
- 950m to Wellington Square
- 1.9km to Elizabeth Quay
- 1.9km to Optus Stadium
- 2.4km to Perth CBD and Perth Bus/Train Stations
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:



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- Total Area 98sqm
- Council Rates \$2,041 pa
- Water Rates \$1,374.18 pa
- Strata Admin \$686.16 pq
- Strata Residential \$247.25 pq
- Strata Reserve \$134.75 pq

## More About this Property

<b>Property ID</b>	3T9JFGJ
<b>Property Type</b>	Apartment

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*Approximate Areas*

Internal Area 68m<sup>2</sup>  
Balcony 11m<sup>2</sup>

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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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