

East Perth, 1203/8 Adelaide Terrace

Temptations on the Terrace!

(Viewing by appointment- please text 0420 217 818 to arrange a viewing time. All offers will be presented to the owner once in writing, and the seller reserves the right to accept any offers prior to the closing date)

This stylish 163sqm, 2 bedroom 1 bathroom apartment graces the sought-after "Queens Riverside" complex in the QIII tower along Adelaide Terrace and possesses a practical floor plan with a fantastic sense of separation.

Residents can enjoy full use of resort-style complex facilities here, inclusive of a resident and TV lounge, a meeting room, a shimmering heated external 25-metre Infinity swimming pool with decking, two Japanese-style alfresco hot tubs,



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2 1 1

For Sale

Under Offer

View

ljhooker.com.au/3P92FGJ

Contact

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poolside barbeque facilities and a fully-equipped gymnasium for good measure. There is also a concierge located in the building for that little bit of extra security and overall peace of mind.

The apartment itself welcomes you inside via a light-filled open-plan living and dining area, seamlessly connected to a tiled kitchen with a sleek stone bench top, a mirrored splashback, an integrated range hood, ceramic hotplate, double ovens, a storage pantry and additional over-head cabinetry.

Full-height windows and sliding balcony stacker doors help ensure a sweeping tree-lined vista from within, as well as on the covered outdoor alfresco-style deck, where entertaining can be enjoyed to a picturesque backdrop of our world-class Optus Stadium, the eye-catching Matagarup Bridge, the WACA light towers, Perth's rolling hills and more.

Both bedrooms are carpeted for comfort and have built-in wardrobes, with an extra robe in the slightly-larger master suite complemented by semi-ensuite access into a contemporary fully-tiled two-way bathroom with a walk-in shower, an adjacent bathtub, a toilet and floating vanity basin. The master also affords you its own slice of the spectacular vista from bed. The second bedroom also links to the semi-ensuite, for ease of living.

Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry behind double doors — right next to a linen cupboard by the entry door. Outside of the apartment, a secure single car bay and allocated storeroom help complete this delightful package.

Embrace the area's free CAT bus service, with the lush Ozone Reserve by Lake Vasto just around the corner for all of your recreational needs. A close proximity to the Swan River, the new Perth Girls' School cultural precinct, the heart of the Perth CBD, the exciting Wellington Square revamp, cafes, restaurants, top schools, boutique and retail shopping, the famous WACA Ground, Gloucester Park, Langley Park along the waterfront, Elizabeth Quay, Optus Stadium (only walking distance away), Crown Towers and everything in between only enhances the appeal of this second-to-none location. A tempting Terrace lifestyle awaits!

Features include:

- Entry lobby/concierge
- Secure A/V intercom system and building access
- Alfresco/balcony entertaining deck, with louvers
- Stunning inland views
- Ducted air-conditioning
- Down lights
- Skirting boards
- Resort-style complex facilities
- Storeroom

Points of Interest (all distance approximate):

- Free CAT bus services at your doorstep
- 550m to the Swan River



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- 550m to the WACA Ground
- 600m to Langley Park
- 800m to Gloucester Park
- 800m to the new Perth Girls' School Civic Precinct/Cinema
- 900m to Queens Gardens
- 1.1km to Wellington Square
- 1.8km to Optus Stadium
- 2.2km to Elizabeth Quay
- 2.3km to Perth CBD and Perth Bus/Train Stations
- 2.5km to Claisebrook Train Station
- 2.5km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,832.50 p.a.
- Water Rates - \$1,173.16 p.a.
- Strata Admin - \$1,022.80 p/qtr
- Strata Reserve - \$122.15 p/qtr
- Total Area - 163sqm
- Internal Area - 68sqm

More About this Property

Property ID	3P92FGJ
Property Type	Apartment
House Size	94 m²

Brendan Smith 0420 217 818

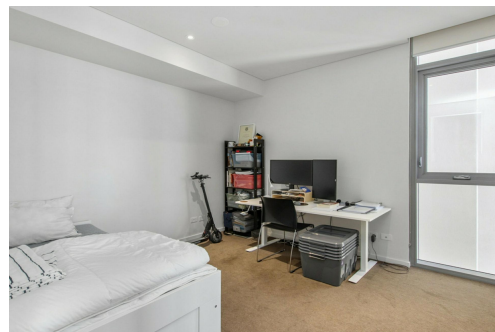
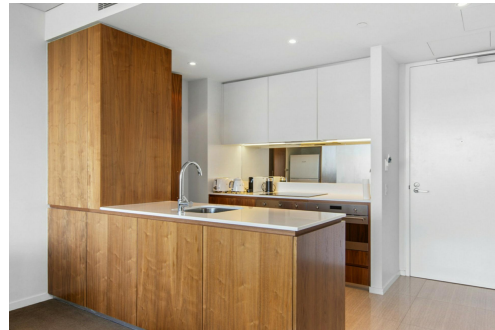
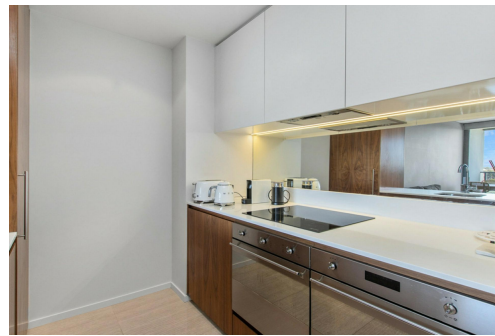
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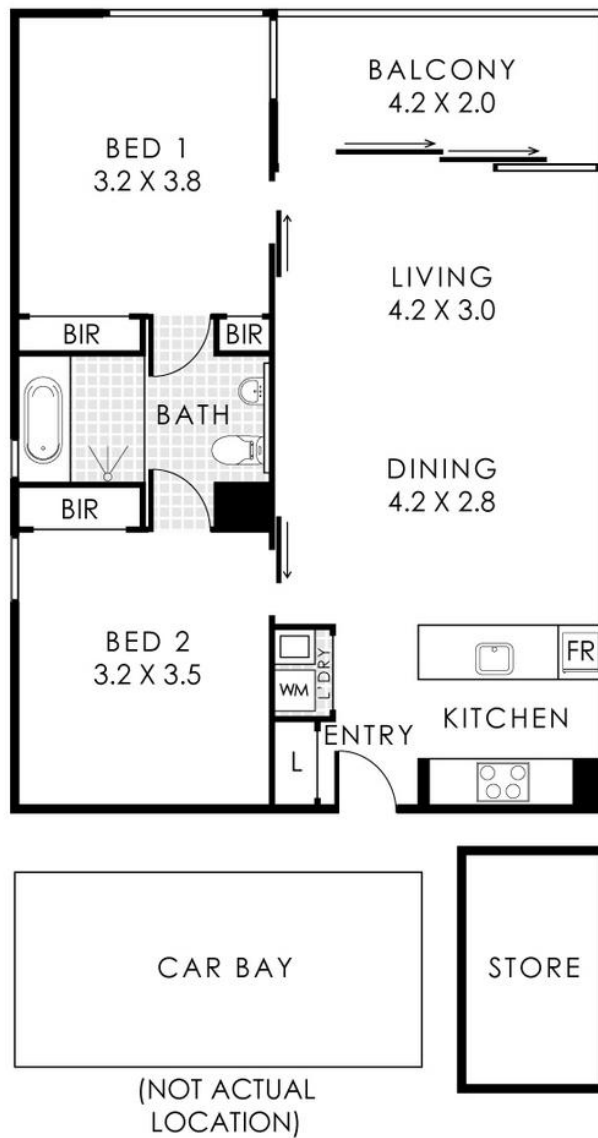
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1203/8 Adelaide Terrace, East Perth

Residence 68m² | Car Bay 13m² | Store 5m² | Balcony 8m²

Total Area 94m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or outcrop under eaves. City Checkers will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan, but it is to be used for any other purpose.
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