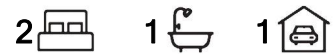




## East Perth, 1203/8 Adelaide Terrace

### Entertainment Central!



This exceptional 2 bedroom, 1 bathroom apartment located in the prestigious "Queen's Riverside" complex, offers residents access to an impressive range of resort-style amenities.

Enjoy the resident and TV lounge, a dedicated meeting room, a shimmering heated 25-metre infinity swimming pool with timber decking, two Japanese-inspired alfresco hot tubs, and poolside barbecue facilities. A fully-equipped gym caters to fitness enthusiasts, while an on-site concierge provides added security and peace of mind.

Inside, the apartment welcomes you with a light-filled, open-plan living and dining area. The tiled kitchen exudes modern elegance with its sleek stone benchtop, mirrored splashback, integrated range hood, ceramic cooktop, dual ovens, storage pantry, and overhead cabinetry, combining style with practicality.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3S3WFGJ](http://ljhooker.com.au/3S3WFGJ)

**Contact**  
**Brendan Smith**  
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**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Floor-to-ceiling windows and sliding balcony doors flood the space with natural light and offer sweeping views of Optus Stadium, Matagarup Bridge, the WACA light towers, Perth's rolling hills, and more. The covered alfresco-style deck is the perfect setting for entertaining, with the picturesque backdrop enhancing every moment.

Both bedrooms are carpeted for comfort and include built-in wardrobes, while the master suite features an additional wardrobe and semi-ensuite access. The fully-tiled bathroom includes a walk-in shower, a bathtub, a toilet, and a floating vanity. The second bedroom also connects to the semi-ensuite, ensuring comfort and convenience for all residents.

The layout is designed for efficiency and functionality, with a concealed European-style laundry discreetly tucked behind double doors near the entrance. A linen cupboard provides additional storage, and outside the apartment, a secure parking bay and allocated storeroom complete the offering.

Located in a highly sought-after area, this property enjoys proximity to the free CAT bus service and the lush Ozone Reserve by Lake Vasto. Nearby, you'll find the Swan River, Perth Girls' School cultural precinct, the CBD, Wellington Square, and an array of cafes, restaurants, schools, and boutique shops. Iconic landmarks such as the WACA Ground, Gloucester Park, Langley Park, Elizabeth Quay, Optus Stadium, and Crown Towers are all within easy reach, making this location truly exceptional.

This property perfectly combines luxury, functionality, and convenience, offering a lifestyle like no other. Don't miss your chance to embrace this Terrace lifestyle!

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
- 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



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- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

**Rates & Dimensions:**

Council Rates: \$1,903.95 p.a.  
 Water Rates: \$1,199.72 p.a.  
 Strata Admin: \$1,022.81 p/qtr  
 Strata Reserve: \$122.12 p/qtr  
 Internal Area: 68sqm  
 Total Area: 94sqm

**More About this Property**

<b>Property ID</b>	3S3WFGJ
<b>Property Type</b>	Apartment
<b>House Size</b>	94 m <sup>2</sup>

**Brendan Smith 0420 217 818**

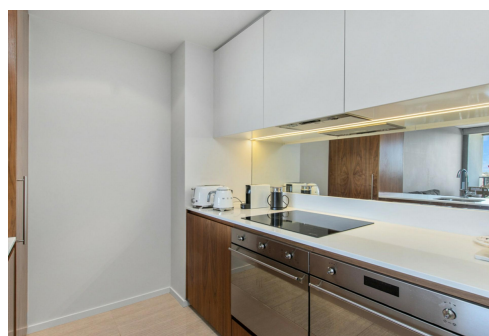
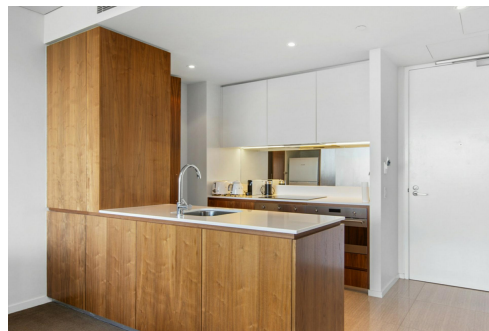
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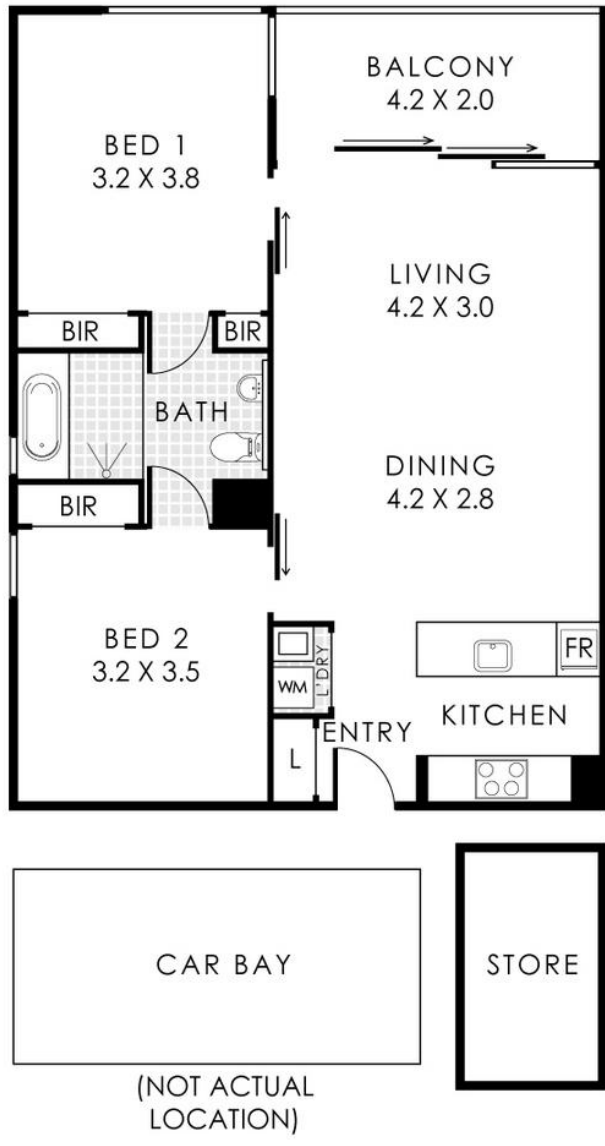
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**1203/8 Adelaide Terrace, East Perth**

Residence 68m<sup>2</sup> | Car Bay 13m<sup>2</sup> | Store 5m<sup>2</sup> | Balcony 8m<sup>2</sup>

**Total Area 94m<sup>2</sup>**



This depiction 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 all other information shown are on approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof areas under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purposes.  
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