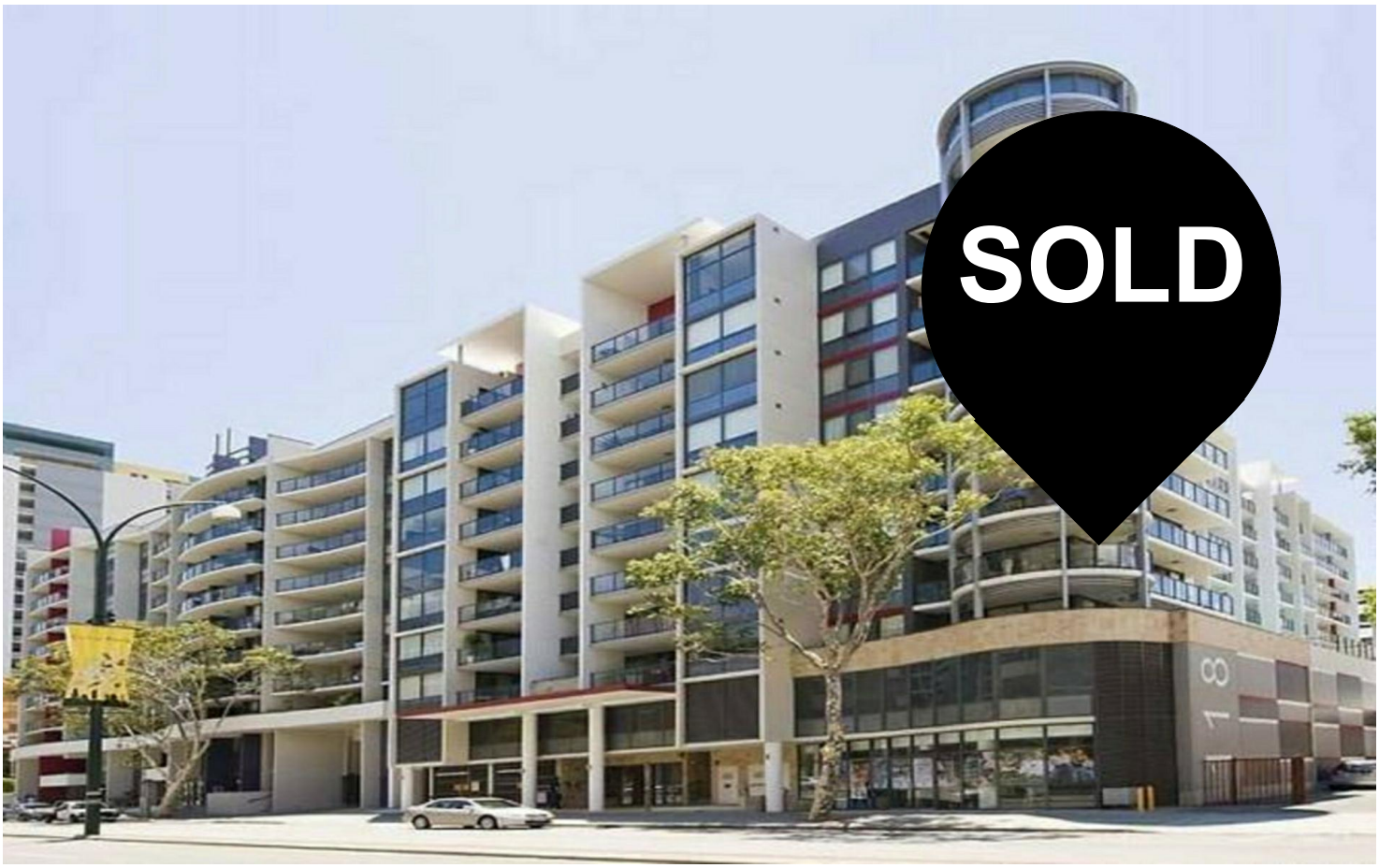



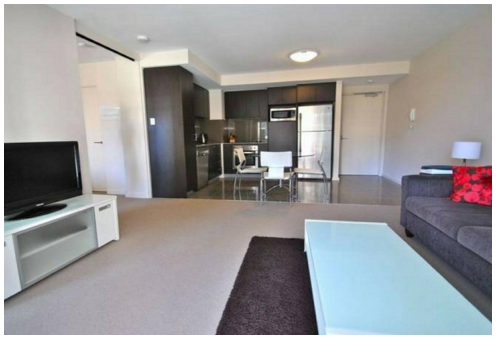



East Perth, 14/118 Adelaide Terrace

Your Next Best Investment!

1 1 1

For Sale
Under Offer

View
ljhooker.com.au/3QRTFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

(Rented at $600.00 per week until 12th December 2024)

Situated within a secure modern complex and just footsteps away from our beautiful Swan River and sprawling Langley Park, this stylish one-bedroom one-bathroom apartment is the perfect pad for those seeking inner-city convenience to suit their busy lifestyle.

An inviting open-plan kitchen, dining and living area makes an instant impression with its sleek granite bench tops, decent pantry storage, stainless-steel dishwasher and quality electric range-hood, hotplate and oven cooking appliances. The connecting bedroom is carpeted for comfort, has built-in wardrobes and also opens out on to a sun-drenched entertaining balcony.

A large shower headlines the bathroom, alongside a toilet and sparkling granite vanity. The building itself is jam-packed with facilities and allows residents exclusive access to an

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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.

outdoor swimming pool and spa, a large gymnasium, a huge air-conditioned open-plan common lounge, kitchen and entertaining area, a sauna and an air-conditioned games room for good measure.

Hop, skip or jump to bus stops, free public transport, the gorgeous Queens Gardens, Claisebrook Cove, the WACA Ground, private schools, St Mary's Cathedral, the exciting Wellington Square parkland redevelopment, the site of the new Perth Girls' School Civic Precinct, Elizabeth Quay, Optus Stadium, Crown Towers and the casino at Burswood and food, cafes and shopping within our bustling CBD precinct. Everything you need - and more - is ready and waiting for you, right here!

Features include:
- Rented at $600.00 per week until 12/12/2024
- Secure lobby/lift access, up to the apartment
- Tiled kitchen and dining area
- Carpeted living space
- Separate bathroom
- Pool views from the balcony
- Audio-intercom system
- Secure single car bay
- First-class complex pool, spa, sauna, gym, games-room and entertaining facilities

Points of Interest (all distance approximate):
- Free CAT bus services at your doorstep
- 550m to Langley Park
- 650m to the new Perth Girls' School Civic Precinct/Cinema
- 650m to the Swan River
- 650m to the WACA Ground
- 800m to Wellington Square
- 950m to Gloucester Park
- 1.9km to Perth CBD and Perth Bus/Train Stations
- 1.9km to Elizabeth Quay
- 2.0km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:
Council Rates: $1,571.20 pa
Water Rates: $1,142.00. pa
Strata Admin: $679.20 p/qtr
Strata Reserve: $66.40 p/qtr
Residence Area: 45sqm
Total Area: 80sqm

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More About this Property

Property ID	3QRTFGJ
Property Type	Apartment

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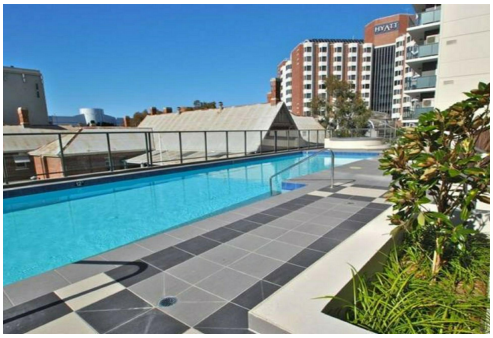







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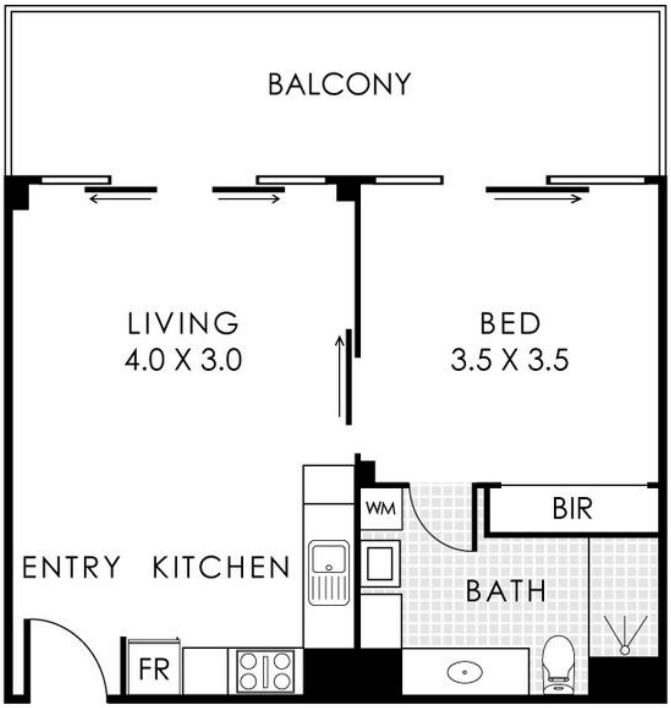

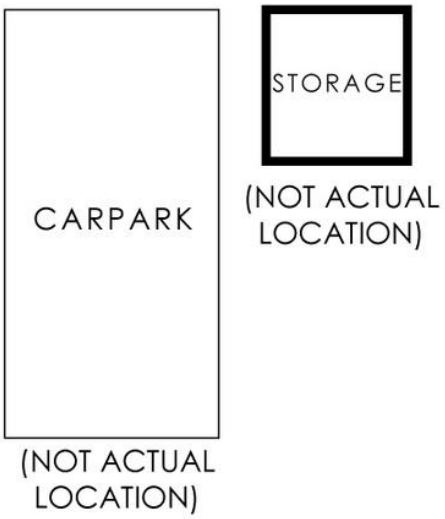

14/118 Adelaide Terrace, East Perth

Residence 48m² | Carpark 13m² | Storage 3m² | Balcony 16m²

Total Area 80m²

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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib 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 purpose.
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