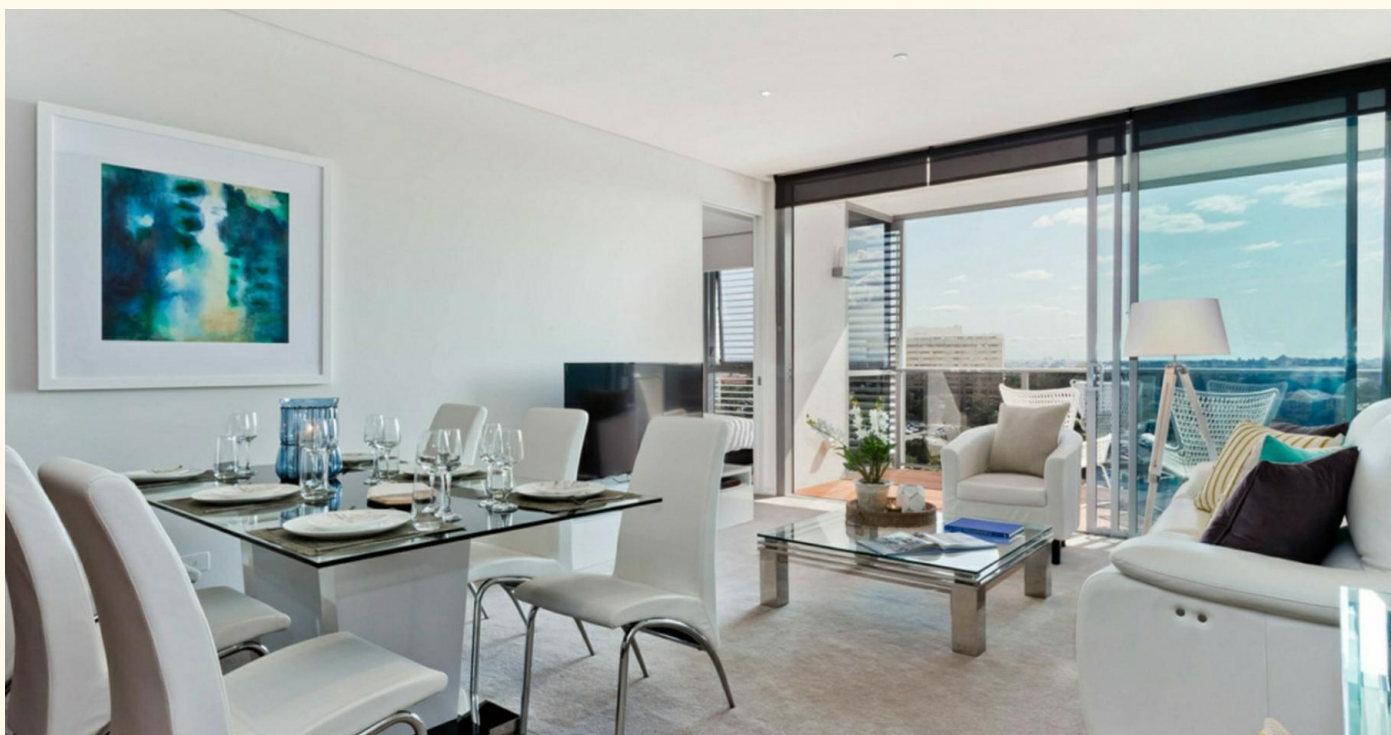




1401/8 Adelaide Terrace, East Perth

A Premium Lifestyle Awaits...

Perched on the 14th floor of the prestigious Queens Riverside QIII development, this beautifully appointed two-bedroom, two-bathroom apartment captures an elevated East Perth lifestyle with expansive outlooks, refined interiors and outstanding resort-style facilities. Designed for effortless everyday living and entertaining, it is a superb city-fringe sanctuary moments from the Swan River and Perth CBD.

THE PROPERTY

This apartment is a stylish and intelligently arranged residence offering approximately 87sqm of internal accommodation, complemented by a generous balcony. The open-plan living and dining space is framed by full-height windows, creating a light-filled setting that connects naturally to the outdoor entertaining area and its far-reaching outlook.

The considered layout provides excellent separation between the two bedrooms, making the apartment equally appealing for professionals, downsizers, shared living arrangements or investors. A dedicated study nook adds valuable work-from-home flexibility, while the secure, low-maintenance setting allows you to enjoy the benefits of an inner-city address without the upkeep of a larger home.

THE FEATURES

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.

2 2 1

FOR SALE
\$849,000+

VIEW
By Appointment

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At the centre of the apartment, the contemporary kitchen combines stylish cabinetry, sleek benchtops, quality appliances and a practical breakfast bar. It overlooks the living and dining zone, allowing the home chef to remain part of the conversation when entertaining, while the adjoining balcony provides a relaxed place to dine outdoors, unwind after work or take in the changing cityscape.

The main bedroom is a peaceful retreat with built-in robes, balcony connection and a private ensuite, while the second bedroom is generously sized and serviced by the main bathroom. Additional inclusions include a study nook, internal laundry facilities, reverse-cycle air conditioning, secure access, one secure car bay and a separate storeroom.

THE LOCATION

Positioned along Adelaide Terrace, this address offers an exceptional balance of city access and riverside leisure. Begin the day with a walk through the nearby Queens Gardens or along the Swan River foreshore, enjoy the open green space of Langley Park, or follow the surrounding pedestrian and cycle paths towards Elizabeth Quay and the heart of Perth.

East Perth places major lifestyle destinations within easy reach, including the WACA Ground, Matagarup Bridge, Optus Stadium and Crown Perth. Cafés, dining options and public transport are close by, while the CBD is only minutes away, making this an ideal base for those who want to be connected to work, entertainment and the riverfront precinct.

THE AMENITIES

Queens Riverside QIII residents enjoy an impressive suite of private facilities that add a genuine resort element to everyday life. The beautifully landscaped pool deck includes a heated 25-metre lap pool, barbecue facilities and inviting spaces to relax outdoors, with impressive views towards the Swan River.

Inside the complex, residents have access to a fully equipped gymnasium, lounge and dining area, private cinema room and on-site concierge service. The adjacent Frasers Suites also offers convenient access to restaurant and bar facilities, creating a polished, hotel-inspired lifestyle environment right at your doorstep.

THE WHY

Opportunities to secure a high-floor, two-bedroom, two-bathroom apartment with a study nook in Queens Riverside QIII are consistently sought after. With a spacious and functional layout, secure parking, dedicated storage and first-class resident facilities, Apartment 1401 offers far more than a standard inner-city apartment.

Whether you are seeking an executive home close to the CBD, a lock-and-leave base with lifestyle appeal, a low-maintenance downsizing option or a quality investment in a blue-chip East Perth complex, this residence is an outstanding choice. Simply move in, take in the views and enjoy the convenience, comfort and amenity of one of East Perth's most established riverside addresses.

THE NUMBERS

Council Rates: \$2,201.45 pa

Water Rates: \$1,335.90 pa

Strata Admin: \$1,608.85 p/qtr

Strata Reserve: \$159.55 p/qtr

Internal Area: 87sqm

Total Area: 114sqm

DISCLAIMER

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MORE DETAILS

Property ID	3W8XFGJ
Property Type	Apartment
House Size	114 m2

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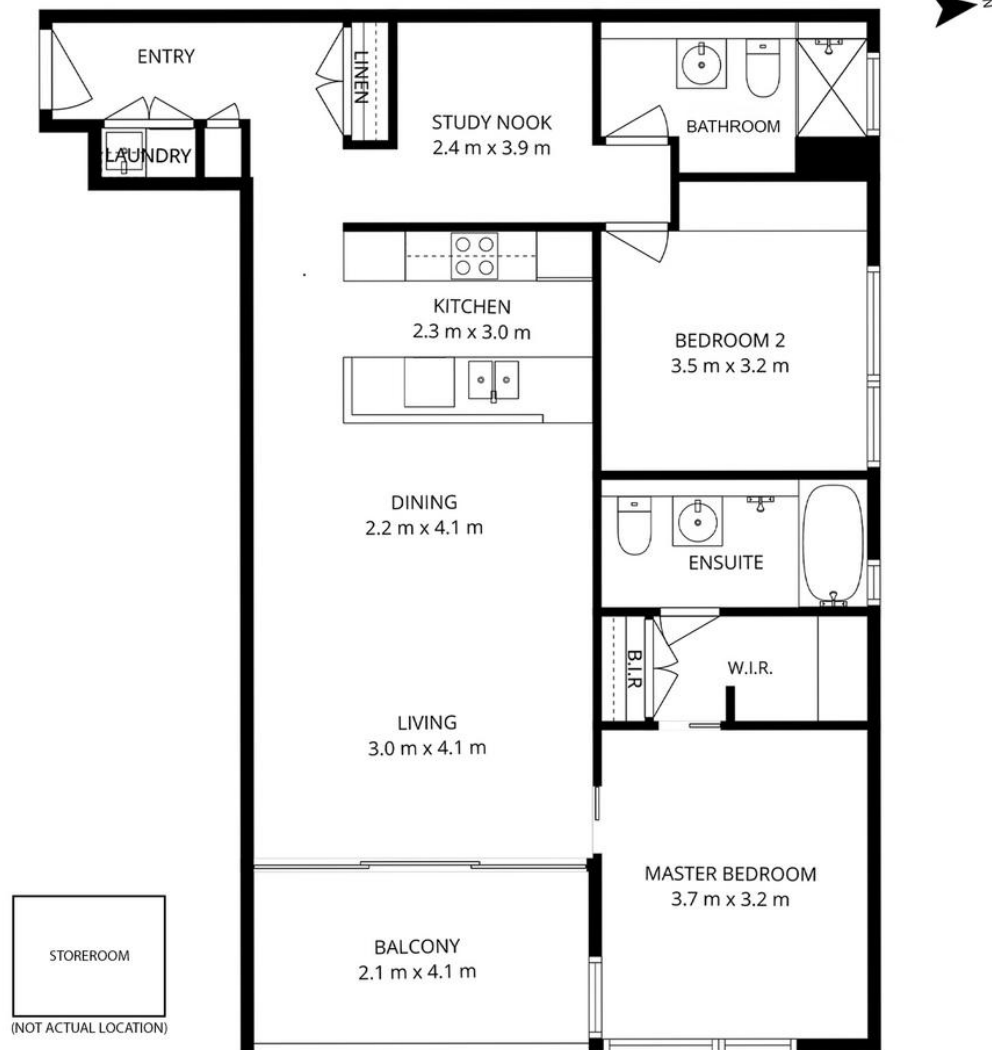
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Approximate Areas	
Internal Area	87m ²
Balcony	8m ²
Store Room	5m ²
Total Lot Size	114m ²

Lj Hooker 1401/8 Adelaide Terrace, East Perth

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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