

## East Perth, 1402/63 Adelaide Terrace

Upgrades galore and perfect Swan River views

We are delighted to offer to the market for sale this fantastic two bedroom 14th floor south facing executive apartment with picture perfect Swan River views. There really is nothing that you will need to do except move your furniture in and begin relishing the best that inner city living can offer.

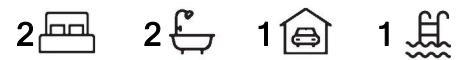
Electric Vehicle Owners, please note. An EV charging station has been added to the development for your convenience, along with EV charging stations in the area.

An addition in the area just opened is an IGA on Terrace Road. Set behind the Hyatt Hotel, this is an awesome addition to the area for residents. This convenience store has everything you could need, hot or cold food, delicatessen, and a whole range of food stuffs to suit your culinary delights.

This apartment has many upgrades on the standard Vue Tower apartment to include:



**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.



**For Sale**  
SOLD

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

**Contact**  
**Callum Davidson**  
0457 200 837  
[callum.davidson@ljhooker.com.au](mailto:callum.davidson@ljhooker.com.au)

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

Marri timber flooring with black gum veins throughout the lounge/dining area and both bedrooms  
Meshlock security screens  
Ornate professionally fitted book shelving surrounding the door to the balcony and the wall where the TV is located, all fitted by Taylor Made For You  
Further built in drawers to the robes and bathrooms by Creative By Design  
Extra wall mounted storage units in both bathrooms

Apartment features:

Open plan living and dining area with door leading to the balcony  
Modern kitchen with built in dishwasher  
Two double sized bedrooms with built in robes and doors leading to the balcony  
Master bedroom with en-suite bathroom  
Further family bathroom also housing the laundry area  
Spacious full width 23sqm entertaining balcony (plants seen to remain)  
AC to the lounge and both bedrooms  
NBN ready  
One 13sqm car bay on level 3  
4sqm store room next to the car bay

Communal facilities:

Glorious swimming pool looking south over the Swan River  
Gym, residents lounge, bbq area, sky lounge, sauna and games room

Vue Tower is perfectly located on Adelaide Terrace for easy access into the CBD, so whether you enjoy the great outdoors, retail therapy, fabulous dining experiences or the sporting life, there is something for everyone nearby to this apartment.

Council Rates \$2,154.95 pa  
Water Rates \$1,483.20 pa  
Strata Levies \$1,071.12 pq

Total Strata Area 116 sqm  
Internal 76 sqm  
Balcony 23 sqm  
Car Bay 13 sqm  
Storeroom 4 sqm (next to the car bay)

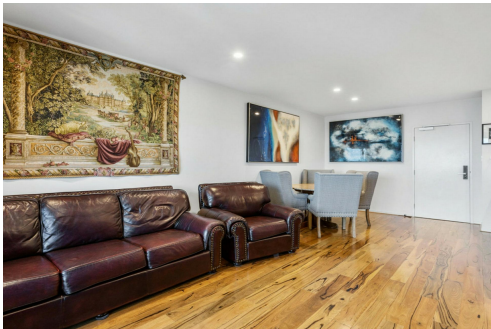


# More About this Property

Property ID	3NDYFGJ
Property Type	Apartment
Including	Air Conditioning Intercom Pool Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking

**Callum Davidson 0457 200 837**  
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