



East Perth, 33/149-151 Adelaide Terrace

Sophisticated Urban Living!

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"Saffron" - an exemplary city complex that plays host to this stylish 119sqm, 2 bedroom 2 bathroom apartment and offers full access to magnificent complex amenities.

The Saffron Luxury Apartment complex was built in 2009 and boasts manicured gardens, a pool deck, sauna, spa, gym, boardroom facilities and much, much more.

Complementing your own single car bay downstairs is a secure lock-up storeroom that comes in very handy indeed.

An open-plan living, dining and kitchen area doubles as the main hub of the floor plan and seamlessly extends outdoors and to the balcony, for fantastic entertaining to the most amazing of backdrops.

The apartment also has its own laundry, as well comprising of a private master-bedroom

For Sale
Under Offer

View
ljhooker.com.au/3Q2MFGJ

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

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



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suite with a connecting ensuite bathroom.

Embrace a leisurely stroll to beautiful Langley Park and river's edge from here, with bus stops, free public transport, the gorgeous Queens Gardens, Claisebrook Cove, the WACA Ground, private schools, St Mary's Cathedral, the exciting Wellington Square redevelopment, the vibrant new Perth Girls' School Civic Precinct, Elizabeth Quay and food, cafes and shopping within our bustling CBD precinct all very much within arm's reach themselves. Living convenience has never been more impressive!

Features include:

- Secure access to the building
- Balcony
- Open-plan living, dining and kitchen area
- Well-appointed ensuite and main bathrooms
- Laundry
- Complex pool, deck, sauna, spa, gym and boardroom facilities
- Single car bay
- Storeroom

Points of Interest (all distance approximate):

- Free CAT bus services at your doorstep
- 350m to Langley Park
- 500m to the Swan River
- 650m to Wellington Square
- 700m to the new Perth Girls' School Civic Precinct/Cinema
- 800m to the WACA Ground
- 1.1km to Gloucester Park
- 1.7km to Elizabeth Quay
- 1.7km to Perth CBD and Perth Bus/Train Stations
- 2.1km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,851.45 p.a.
- Water Rates - \$1,315.31 p.a.
- Strata Admin - \$1,030.90 p/qtr
- Strata Reserve - \$87.36 p/qtr
- Residence Area - 85sqm
- Total Area - 119sqm



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More About this Property

Property ID	3Q2MFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

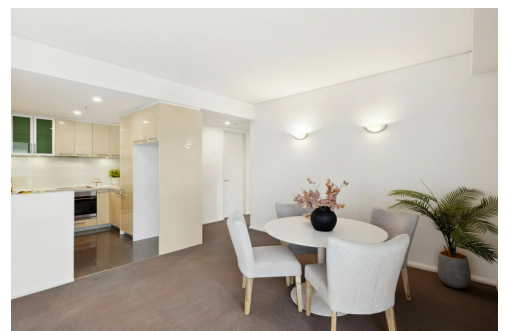
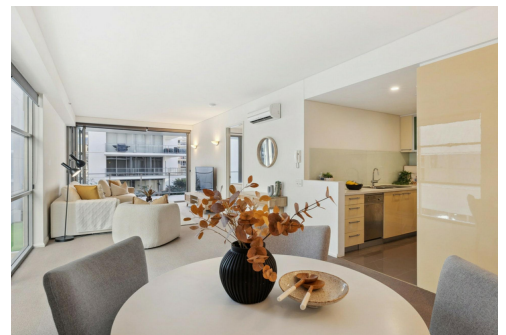
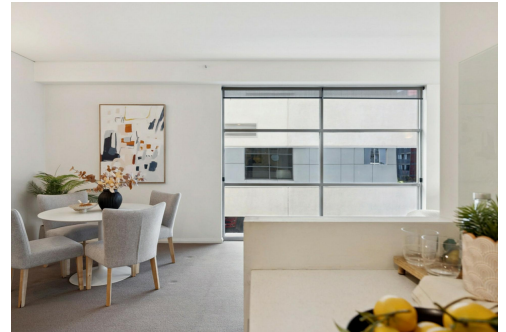
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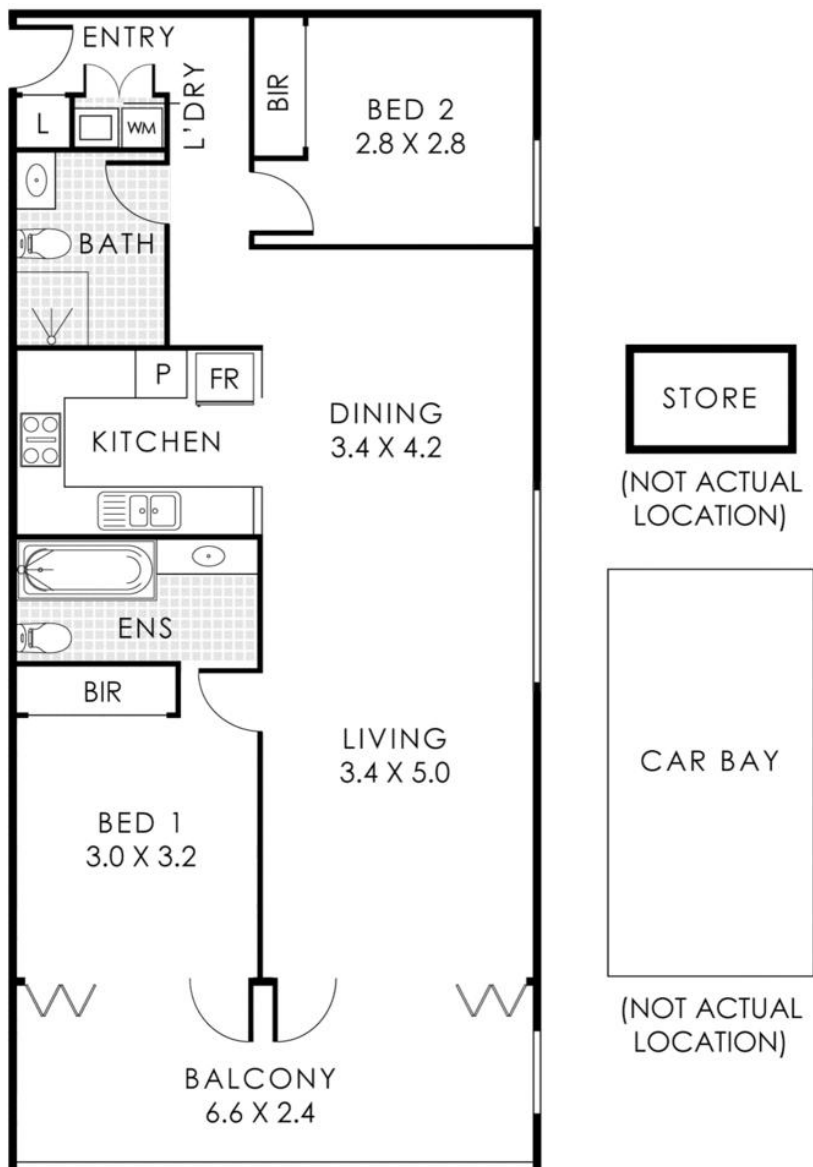
Shop 30, 82 Royal Street, EAST PERTH WA 6004

cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



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Residence 85m² | Store 4m² | Car Bay 13m² | Balcony 17m²

Total Area 119m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. C&A Capital 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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