







East Perth, 53/118 Adelaide Terrace

Your City Escape!

2 2 1

For Sale
Under Offer

View
ljhooker.com.au/3QUQFGJ

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Nestled in a secure, contemporary complex just a heartbeat away from the shimmering Swan River and the lush green expanse of Langley Park, this fantastic 107sqm, 2 bedroom 2 bathroom apartment at "The Saint" offers the ultimate in inner-city living for those who thrive on convenience and style.

This building is a treasure trove of luxury amenities, featuring exclusive access to an inviting outdoor pool and spa, a spacious gym, a sprawling air-conditioned lounge and kitchen area - perfect for entertaining friends and family, a rejuvenating sauna and a lively games room. All spaces having been designed to elevate your everyday experience.

The apartment itself boasts a central hub of a spacious open-plan living, meals and kitchen area - home to double sinks, a water-filter tap, a breakfast bar, tiled splashbacks, a range hood, a ceramic hotplate, an under-bench oven and a storage pantry. A generous balcony off here benefits from splendid views of attractive towering city buildings and can also be

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accessed from the bedrooms - both with built-in wardrobes.

The larger master suite has its own private ensuite bathroom, complete with a vanity, toilet and shower. Making the most of the floor space on offer is a combined main bathroom-come-laundry with a bathtub, showerhead, powder vanity, toilet and separate wash trough. There is a linen cupboard too, whilst a secure single car bay and allocated storeroom can both be found downstairs.

Step outside and you're just a hop, skip or jump from bus stops, free public transport, the enchanting Queens Gardens, vibrant Claisebrook Cove, the iconic WACA Ground, prestigious private schools, the majestic St Mary's Cathedral and the buzz of the exciting Wellington Square parkland redevelopment. With the new Perth Girls' School Civic Precinct, Elizabeth Quay, Optus Stadium, Crown Towers, Burswood's dazzling casino, and a myriad of cafes, dining options and shopping delights in the heart of the CBD all within arm's reach, you will soon realise that this enviable location is right up there with the best in town!

Features Include:
- Secure lobby/lift access, up to the apartment
- Open-plan living/meals/kitchen area
- Tiled kitchen space
- Large balcony for entertaining
- Carpeted bedrooms with mirrored built-in robes
- Private master-ensuite bathroom
- Separate combined main bathroom/laundry
- Linen cupboard
- Split-system air-conditioning
- Quality granite bench tops throughout
- Audio-intercom system
- Feature skirting boards
- Secure single car bay
- Storeroom
- Terrific 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 - $1,923.55 pa.

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- Water Rates - $1,345.34 pa
- Strata Admin - $1,052.76 p/qtr
- Strata Reserve - $102.92 p/qtr
- Residence Area - 76sqm
- Total Area - 107sqm











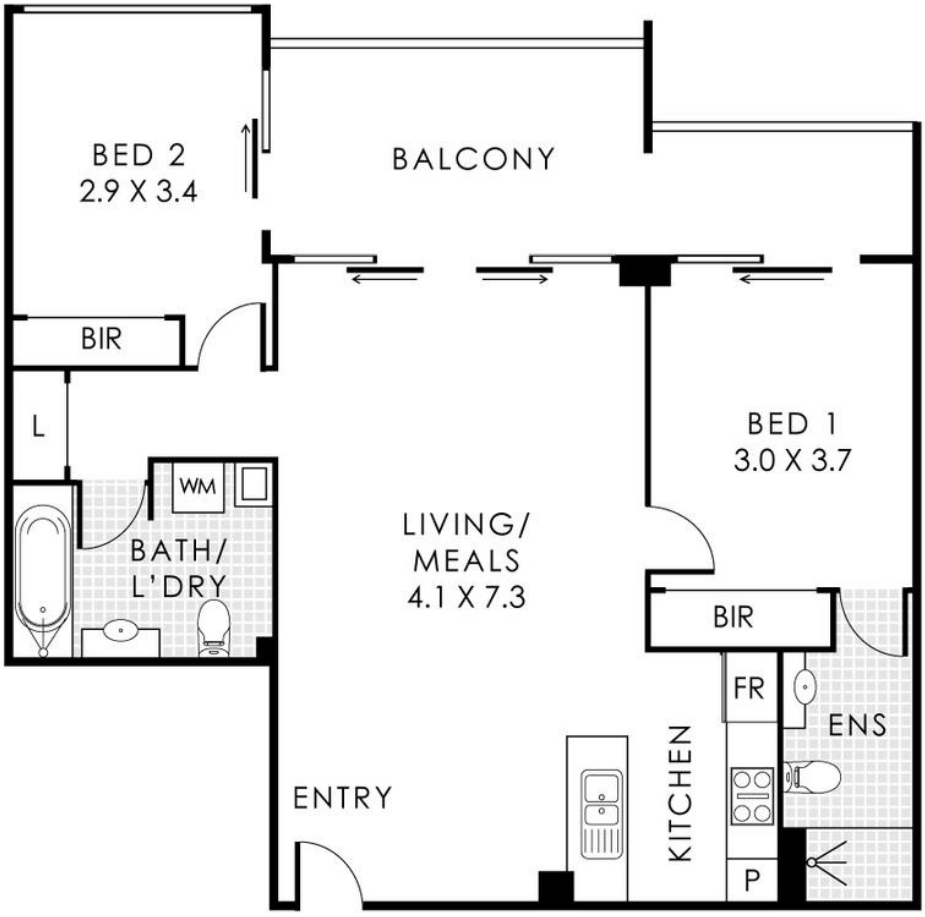
More About this Property

Property ID	3QUQFGJ
Property Type	Apartment
House Size	107 m²

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(NOT ACTUAL LOCATION)

53/118 Adelaide Terrace, East Perth

Residence 76m² | Balcony 16m² | Cay Bay 13m² | Store 2m²

Total Area 107m²

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. Orb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floorplan. Not to be used for any other purpose.
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