



East Perth, 66/188 Adelaide Terrace

Impressive Urban Retreat!

Nestled high up in East Perth's "Soho" building is this stylish 114sqm, 2 bedroom 2 bathroom apartment that is sure to interest most owner-occupiers or savvy investors seeking a quality inner-city pad just one street back from beautiful Langley Park and only footsteps away from our picturesque Swan River foreshore.

Forming part of this secure and well-maintained complex complete are exceptional resort-style facilities for residents, including a large lap pool, a relaxing pool deck, sauna, a fully-equipped gym, an air-conditioned games room (with a pool table) and guest lounge for further entertaining. Your own secure single car bay and storeroom are merely added bonuses — and that's before you even step up into the apartment itself.



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

Under Offer

View

ljhooker.com.au/3NRAFGJ

Contact

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LJ Hooker City Residential
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There, the open-plan living and dining area is highlighted by the sleekest of kitchens, where sparkling dark-granite bench tops, double sinks and a water-filter tap meet a stainless-steel Miele dishwasher, a range hood, an electric cooktop, an under-bench oven, a microwave nook and more. It all so seamlessly extends outdoors to a fantastic covered alfresco-style balcony, overlooking the complex's pool down below.

Both bedrooms are carpeted for complete comfort here, inclusive of the larger master suite that boasts direct balcony access, full-height mirrored built-in wardrobes and a private ensuite bathroom with a shower, toilet and vanity. The second bedroom has mirrored built-in robes also and sits across from a combined main bathroom-come-laundry with a bathtub, showerhead, toilet, powder vanity and separate wash trough.

An enviable position along the Terrace makes commuting to the likes of Elizabeth Quay, Kings Park, bars, cafes, restaurants and boutique shopping in the heart of our cosmopolitan Perth CBD very easy indeed. This is living convenience of the highest order!

Features Include:

- Carpeted open-plan living and dining area
- Split-system air-conditioning
- Audio-intercom system
- Tiled kitchen - with a stainless-steel dishwasher
- Full-height windows and sliding doors
- Mirrored BIR's to both bedrooms
- Master-ensuite bathroom
- Separate second bathroom/laundry
- Entry storage cupboard
- Secure allocated car bay
- Private storeroom
- First-class complex facilities and amenities — including a gym, pool and sauna

Points of Interest (all distance approximate):

- Free CAT bus services at your doorstep
- 400m to Langley Park
- 600m to the Swan River
- 700m to Wellington Square
- 850m to the new Perth Girls' School Civic Precinct/Cinema
- 1.0km to the WACA Ground
- 1.2km to Gloucester Park
- 1.5km to Perth CBD and Perth Bus/Train Stations
- 1.5km to Elizabeth Quay
- 2.2km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College



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Rates & Dimensions:

- Year Built: 2007
- Total Area - 114sqm
- Internal Area - 84sqm
- Council Rates - \$1,965.30pa
- Water Rates - \$1,359.90pa
- Strata Admin - \$1,570.67 p/qtr
- Strata Reserve - \$254.22 p/qtr

More About this Property

Property ID	3NRAFGJ
Property Type	Apartment
Including	Air Conditioning Pool Gym Built-in-Robes

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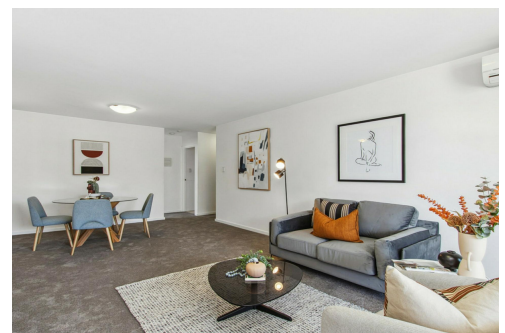
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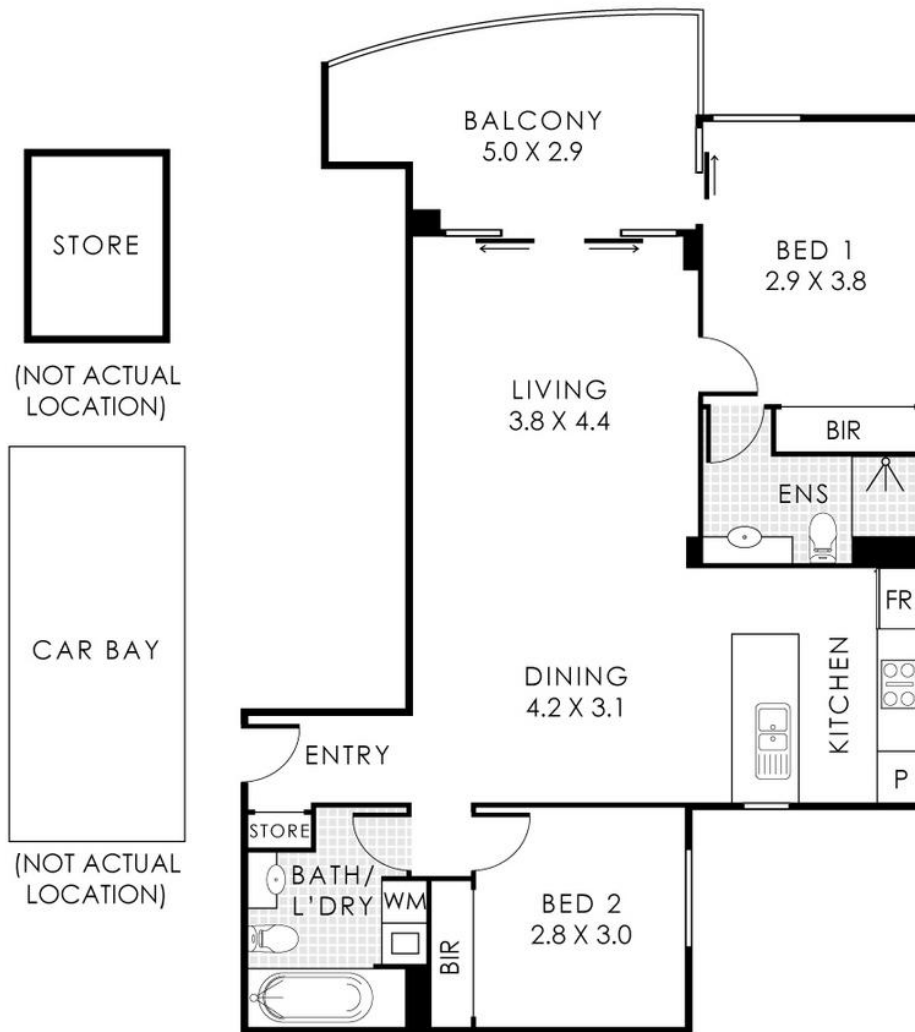
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Residence 84m² | Balcony 13m² | Car Bay 13m² | Store 4m²

Total Area 114m²



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 area do not include or account for wall thickness or roof area under eaves. CIBC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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