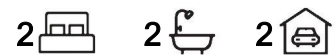


Perth, 1901/238 Adelaide Terrace

Must See, Must Sell!



This luxury, move-in-ready property must be sold - come and see for yourself, the quality extends from the front entrance to the rooftop cinema and everywhere in between. Featuring lux furniture & white goods and in immaculate condition, this inner city home is ideal for the corporate investor or living the city life.

Step into a world of sophistication and style with this exquisitely designed two-bedroom, two-bathroom apartment located in the prestigious 'AT238' complex. Offering an enviable combination of comfort, convenience, and breathtaking views, this property promises a lifestyle like no other!

Perched on the 19th floor, this home boasts expansive floor-to-ceiling windows, inviting an abundance of natural light that creates a warm and welcoming atmosphere. Whether relaxing during the day or enjoying the city lights at night on the semi-enclosed balcony, the views from here are unparalleled.



For Sale
Please Call _____

View
ljhooker.com.au/3S3UFGJ

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LJ Hooker City Residential
(08) 9325 0700

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.

The gourmet kitchen is a perfect blend of functionality and style, featuring top-of-the-line Bosch appliances, including an induction cooktop, microwave, and dishwasher. The space is further enhanced by reconstituted stone benchtops, a striking glass splashback, stylish pendant lighting, and ample storage to meet all your culinary needs.

The generously sized master bedroom is a haven of luxury, complete with a custom-designed walk-in robe offering shelves and drawers for impeccable organization. The private ensuite exudes elegance, featuring a frameless shower screen, rainfall showerhead, chic wall-mounted tapware, and a sleek china vanity basin.

The second bedroom, equally comfortable, includes a built-in robe and is serviced by a thoughtfully designed bathroom/laundry combination for ultimate convenience.

Every detail has been considered to provide a premium living experience. From the executive standard furnishing, hybrid flooring throughout the living areas to smart LED lighting, electronic keyless entry, and a video intercom system, this apartment is as practical as it is luxurious. Reverse-cycle air conditioning in both bedrooms and the living area ensures comfort throughout the year.

Residents enjoy access to an array of exceptional facilities, including a 20-metre heated pool, poolside cabana, fully equipped gym, steam room, private dining room, theatre, gaming zone, and a stylish resident lounge. The rooftop amenities are equally impressive, featuring an outdoor cinema, BBQ area, lounge, and deck offering panoramic views of the city, Swan River, and Optus Stadium. A cool room in the lobby is provided for secure online shopping deliveries, adding to the convenience of this remarkable complex.

This exceptional apartment offers more than just a home - it's a lifestyle of unparalleled luxury and convenience. Don't miss the opportunity to secure your place in this prestigious inner-city oasis!

Points of Interest (all distances approximate):

- 400m to Langley Park
- 500m to Wellington Square
- 600m to the Swan River
- 1.3km to Perth CBD and Perth Bus/Train Stations
- 1.3km to Elizabeth Quay
- 1.5km to Gloucester Park
- 1.7km to the WACA Ground
- 2.6km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$2,432.55 p.a.

Water Rates: \$1,645.76 p.a.

Strata Admin: \$1,615.30 p/qtr

Strata Reserve: \$96.80 p/qtr

Internal Area: 98sqm

Total Area: 127sqm



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More About this Property

Property ID 3S3UFGJ

Property Type Apartment

Brendan Smith 0420 217 818

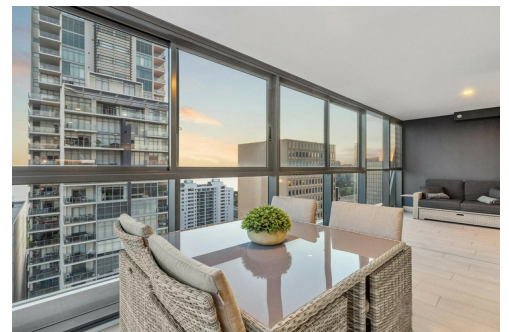
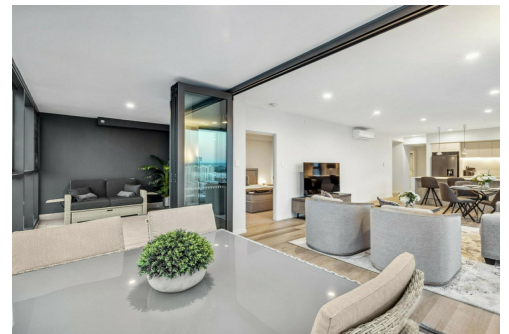
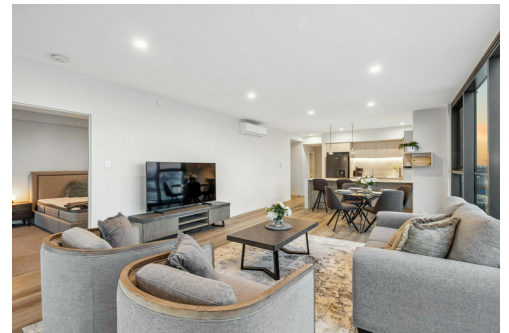
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UNIT PLAN ABOVE IS TYPICAL. REFER TO OVERALL PLANS FOR LOCATION, ORIENTATION, VARIATIONS & BALCONY DESIGN.