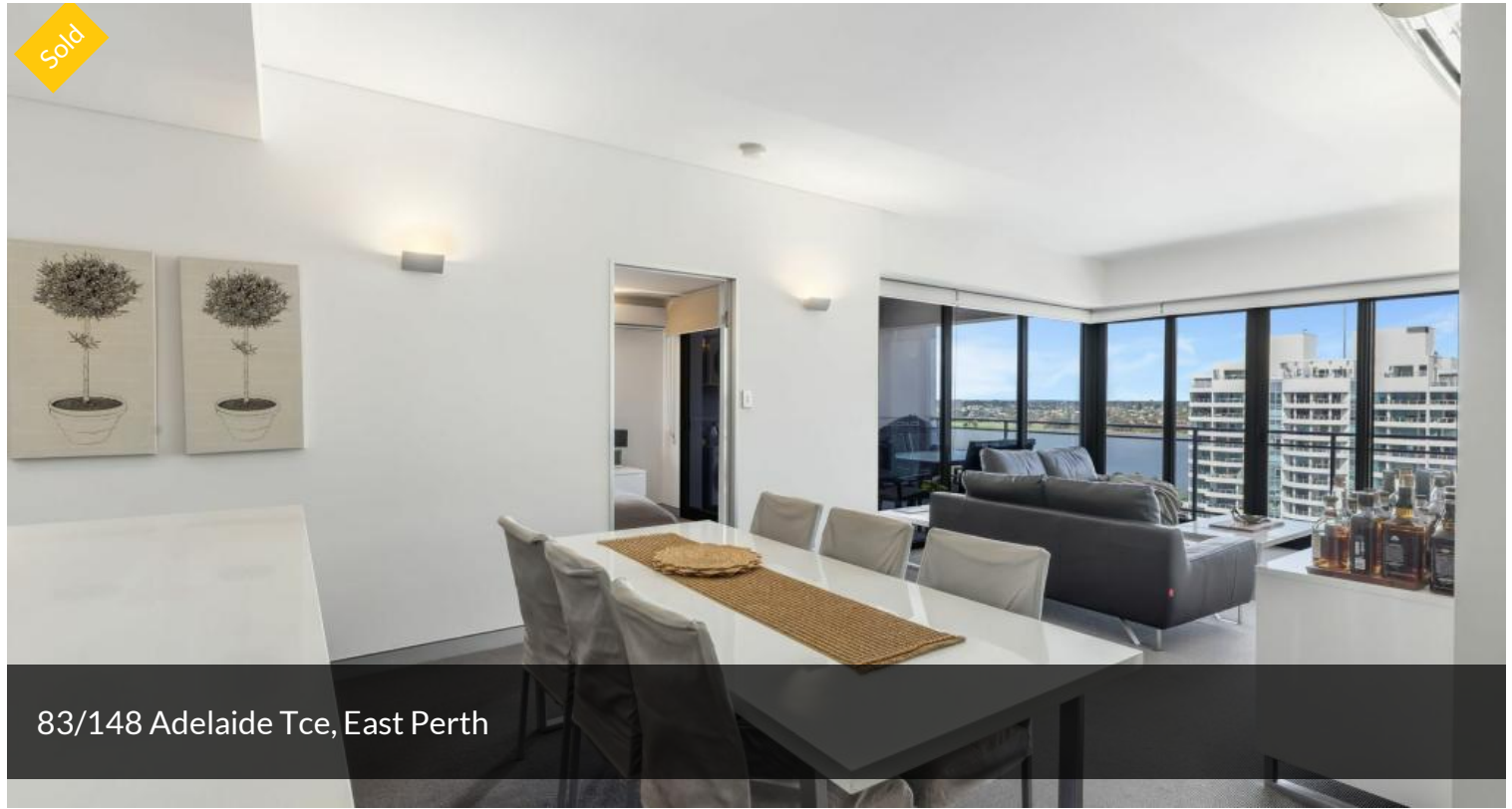


Sold



83/148 Adelaide Tce, East Perth



## LUXURIOUS SKY APARTMENT WITH SPECTACULAR VIEWS & HIGH RENTAL POTENTIAL

Imagine waking up every morning to breathtaking panoramic views of the Swan River, Queens Gardens, Burswood and the Perth Hills.

Perched high on level 15, this stunning two bedroom, two bathroom Sky Apartment offers an unparalleled blend of style, comfort and convenience.

Designed for modern city living, the light filled open plan layout flows effortlessly onto a spacious 20sqm balcony, where you can unwind and take in the incredible skyline. The sleek kitchen is a chef's dream, featuring stone benchtops, stainless steel appliances and an electric cooktop.

The master suite offers balcony access, a built-in robe and a private ensuite, while the second bedroom also enjoys balcony access and built-in storage.

Indulge in world-class amenities, including a resort-style pool, spa, fully

 2  2  2

Price SOLD for \$730,000

Property Type Residential

Property ID 218

### AGENT DETAILS

Lee Tamblin - 0466 250 944

Mitchell Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

equipped gym, padel tennis court, and BBQ area. With Langley Park, Elizabeth Quay and the vibrant CBD just a short stroll away, you'll have the best of Perth's lifestyle at your doorstep.

Adding to its appeal, this apartment comes fully furnished (not including the electric BBQ) and is currently leased at \$800 per week to an excellent tenant (on a periodic lease) who is keen to sign a new 12-month lease, making it a fantastic investment or move-in-ready home.

This exclusive residence delivers the ultimate inner-city lifestyle in one of Perth's finest apartment complexes. Don't miss out!

#### Features:

- \* Perfectly located on the 15th floor with glorious views
- \* Good size master bedroom with full ensuite, built in robes & balcony access
- \* Open plan kitchen/dining/ living area
- \* Stylish kitchen with plenty of bench and storage space
- \* Stainless steel appliances
- \* Large living area with direct access to balcony
- \* Spacious minor bedroom with built in robes
- \* Combined second bathroom and laundry
- \* Split system air conditioning
- \* Prime location

#### Size:

- \* 81sqm of internal living space
- \* 17sqm balcony
- \* 4sqm store
- \* 26sqm parking space (two cars in tandem)
- \* Total 128sqm

#### Financials

- \* Strata Fees \$1,601 per qtr (admin \$1,214 & reserve \$193)
- \* Water Rates: \$1,500 per annum (approx)
- \* Council Rates: \$1,700 per annum (approx)
- \* Current rent \$800 per week (on a periodic lease)

## Facilities

- \* Welcoming lobby entrance
- \* Illuminated below ground pool
- \* Separate Jacuzzi
- \* BBQ facilities
- \* Fully equipped gymnasium
- \* Padel tennis court
- \* Sun deck area
- \* Located on the free CAT bus route

## Distances

- \* 2.2km to Optus Stadium (approx)
- \* 1.7km to Elizabeth Quay (approx)
- \* 1.7km to the CBD (approx)
- \* 1km to Boorloo Pedestrian Bridge (approx)
- \* 500m Foodies IGA Approximate (approx)
- \* 500m to a selection of bars/cafes/restaurants

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.