








## Stylish Inner City Apartment

Welcome to 99 of 311 Adelaide Terrace, East Perth, a fantastic, fully furnished one bedroom, one bathroom inner-city apartment in the heart of the CBD. Boasting a modern kitchen with stone benchtops, a dishwasher, tiled splashback, and heaps of cabinets, this first-floor pad is all about urban lifestyle and convenience.

The spacious bedroom features built-in mirrored robes, reverse-cycle air conditioning and overlooks an expansive sun-drenched balcony, where you'll love entertaining friends and family. Enjoy convenient access to the residents-only lounge, pool and alfresco dining facilities. Additional perks include access to the well-equipped gymnasium, sauna, and a private meeting room.

Enjoy your new proximity to Perth City's state-of-the-art shopping and bar scene, including the Print Hall complex, Yagan Square, Elizabeth Quay, and a ferry ride across to the Windsor & Cocos in South Perth. Walk to Langley Park, Ozone Reserve and Queens Gardens, and make your way around the CBD on the free CAT Bus service.

This fantastic apartment is currently leased periodically at $400 per week by a reliable tenant who is keen to stay on - an excellent opportunity for astute investors.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 25493 |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales
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Features you'll love include:

- Fully furnished 1 bedroom, 1 bathroom apartment
- Apartment complex built in 2014
- Spacious 116sqm total area including balcony
- Built-in double robes and balcony access to bedroom
- Modern bathroom and well-equipped laundry
- Contemporary kitchen with stone benchtops, stainless steel appliances including fridge & dishwasher
- Reverse-cycle air conditioning to the living area and bedroom
- Resident only facilities including pool, sauna, gymnasium, alfresco BBQ area, meeting room
- Lock-up storeroom
- Private undercover car bay
- Strata fees: $888.90 per quarter

Location:

- 300m to Langley Park
- 600m to Queens Gardens
- 1.1km to Elizabeth Quay
- 1.4km to the Print Hall precinct
- 1.3km to Yagan Square
- 1.2km to Claisebrook, East Perth
- 1.5km to Matagarup Bridge
- 1.9km to Optus Stadium
- 1.4km to Graham Farmer Freeway entries
- 2.5km to Victoria Park cafe and dining precinct

Don't miss out on the opportunity to secure your slice of the CBD - contact Liz Stewart from Xceed Real Estate 0422 247 321 today!

*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.*