

Sold



1402, 238 Adelaide Terrace, Perth



## Luxury High-Rise Apartment with Resort-Style Amenities and Stunning City Views

Discover Apartment 1402 in the newly constructed AT238 complex, completed in 2023. This exceptional north-facing residence features a uniquely enclosed balcony, offering year-round comfort, privacy, and additional living space.

Situated on the 14th floor, this thoughtfully designed one-bedroom, one-bathroom apartment spans approximately 65 sqm of efficient living area. It boasts premium finishes, smart technology, and stunning views of Optus Stadium, making it perfect for investors or future homeowners.

### Key Highlights:

- New construction in 2023 within the iconic "AT238" CBD development
- Boutique, pet-friendly residential complex
- North-facing orientation with scenic Optus Stadium outlooks
- Spacious living with an enclosed balcony for versatile use
- Seamless indoor-outdoor flow via bi-fold doors
- Modern kitchen featuring induction cooktop, rangehood, and stainless steel appliances
- Stone benchtops in kitchen and bathroom
- Water filter system with flickmixer in the kitchen
- Walk-in wardrobe and semi-ensuite bathroom
- Elegant bathroom with frameless shower and rain shower head

🛏 1 🚿 1 🚗 1 📏 82 m2

**Price** SOLD for \$655,000  
**Property Type** Residential  
**Property ID** 32491  
**Land Area** 82 m2  
**Floor Area** 65 m2

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Separate laundry area
- Upgraded hybrid flooring, smart lighting, and recessed LED downlights
- Split system air conditioning, keyless entry, and video intercom system
- On-site concierge service for added convenience
- Secure storage room and ground-level car parking space

Dimensions:

- Internal (including balcony): 65 sqm
- Car bay: 13 sqm
- Storeroom: 4 sqm
- Total area: 82 sqm

Financials:

- Council Rates: \$2,170 per annum approx
- Water Rates: \$1,467 per annum approx

Level 6 Amenities:

- Heated 20-meter swimming pool, cabana, gym, and steam room
- Private dining room, theater, gaming zone
- Dog play area, BBQ facilities, and resident lounge

Level 31 Rooftop Features:

- Outdoor cinema, resident bar, and lounge
- Breathtaking city and river vistas from the deck

Prime Inner-City Location:

- 100m to Coffee Club and close to Perth CBD
- 300m to Langley Park
- 500m to Swan River foreshore
- 300m to Mercedes College
- 500m to Royal Perth Hospital
- Free CAT bus stop at the doorstep
- 850m to Hay Street Mall
- 900m to Elizabeth Quay, ferry, and train stations
- 2km to Cathedral Square, Kings Park, East Perth, and Northbridge

\*Disclaimer: All distances are approximate and sourced from Google Maps. Measurements are estimates; prospective buyers should verify onsite. All outgoings are indicative and subject to change.\*

*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.*