

Under Contract



15/255 Adelaide Terrace, Perth



## RIVER VIEWS | EXECUTIVE LIVING | PREMIUM EAST PERTH POSITION

Positioned in one of East Perth's most tightly held and peaceful pockets, this expansive executive residence delivers a rare combination of space, quality, and lifestyle — all framed by sweeping Swan River views and resort-style amenities.

From the moment you step inside, the difference is immediately clear. This is not your typical apartment. Generous proportions, premium materials, and thoughtful design create a home that feels substantial, refined, and effortlessly liveable.

What truly sets this residence apart is its exceptional scale. Offering approximately 104sqm of internal living, this is significantly larger than most two-bedroom apartments, which typically range between 65-75sqm. This additional space transforms the way you live — providing true comfort, flexibility, and a sense of openness rarely found in apartment living .

The open-plan living and dining area is anchored by beautiful timber flooring and flows seamlessly onto a large entertainer's balcony — where river glimpses and leafy surrounds combine to create a calm, elevated outlook.

At the heart of the home, the kitchen is both functional and elegant, finished with granite benchtops, quality cabinetry, and ample storage, making it ideal for both everyday living and entertaining.

🛏 2 🚿 2 🚗 1 📏 119 m<sup>2</sup>

**Price** Under Offer by Team Adam & Ken

**Property Type** Residential

**Property ID** 33091

**Land Area** 119 m<sup>2</sup>

**Floor Area** 104 m<sup>2</sup>

### Agent Details

Ken Yan - 0488 886 698

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales

Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia

08 9207 2088

**XCEED**   
REAL ESTATE

The accommodation is intelligently designed for privacy and flexibility. The master suite is a true retreat, complete with walk-in robe and a luxurious ensuite featuring spa bath, stone finishes and full-height tiling. The second bedroom is equally well-proportioned, with its own bathroom — perfect for guests, professionals, or shared living without compromise.

Beyond the apartment itself, the complex is exceptionally well maintained and designed for lifestyle. Residents enjoy access to a swimming pool, gym, business lounge, and entertaining areas, all within a secure environment that provides both peace of mind and a sense of exclusivity.

Importantly, despite the generous size and premium offering, the strata levies remain surprisingly affordable and on the lower end, making this property not only comfortable to live in but also highly attractive from an investment perspective. Larger internal living combined with low holding costs is a rare and powerful combination in today's market.

Set just moments from the Swan River foreshore, yet tucked away from the noise, this location offers the best of both worlds — tranquil surroundings with easy access to the CBD, Optus Stadium, Claisebrook Cove, and Perth's vibrant dining scene.

A property of this size, quality, and position — combined with affordable strata — represents outstanding value and a smart long-term investment in a tightly held riverside precinct.

2 spacious bedrooms, both with ensuites  
Master suite with walk-in robe and spa ensuite  
Expansive open-plan living and dining  
Granite kitchen with quality finishes  
Birds Eye Maple timber flooring  
Large balcony with river views  
Approx. 104sqm internal | 119sqm total  
Secure complex with pool, gym & resident facilities  
1 secure undercover car bay  
Quiet, premium East Perth location  
Well-managed complex with affordable strata

Strata fees - \$2055.48 per quarter  
Water rates - \$1,516.83 per year  
Council rates - \$2314.60 per year

**Disclaimer:**

Whilst every care has been taken in the preparation of this advertisement, the information contained herein is believed to be accurate but is not guaranteed. The selling agent and agency make no representation or warranty as to the accuracy of the information provided and accept no liability for any errors, omissions or inaccuracies. All interested parties are strongly encouraged to undertake their own independent enquiries and due diligence to satisfy themselves as to the accuracy of the information contained herein.

*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.*

