



97, 90 Terrace Road, East Perth



## Elevated Luxury Living with Uninterrupted River Views

Positioned high on the 18th floor of the sought-after Adagio Building, this exceptional residence captures sweeping, uninterrupted views across the Swan River and Langley Park offering a lifestyle defined by space, light, and sophistication, complemented by secure building access and dedicated car bays for added convenience and peace of mind.

Thoughtfully designed, the expansive open-plan living and dining area is enhanced by timber flooring and seamlessly extends onto a generous 34sqm balcony. Whether entertaining or relaxing, this indoor-outdoor flow maximises the breathtaking riverside outlook.

The designer kitchen combines style and functionality, featuring premium Miele appliances, stone benchtops, gas cooktop, dishwasher, and generous cupboard and drawer storage throughout.

Accommodation includes two well-proportioned bedrooms and two bathrooms, with the master suite featuring a private ensuite. The second bedroom includes a built-in robe and is serviced by a modern main bathroom.

### Key Features:

- 2 bedrooms, 2 bathrooms
- Master suite with ensuite
- Timber flooring in living areas

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**Price** From \$1,400,000  
**Property Type** Residential  
**Property ID** 33158

### Agent Details

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### Office Details

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- 34sqm balcony with panoramic river views
- 2 secure side-by-side car bays
- Separate storage room

Resort-Style Amenities:

25m lap pool, spa, fully equipped gym, sauna, theatre and games room, BBQ area, residents' lounge, and meeting room.

Perfectly positioned along Terrace Road, this premier riverside address is moments from the CBD, Elizabeth Quay, cafes, restaurants, and scenic Swan River pathways.

Location (approx. Distances):

- 15m Langley Park
- 400m to Foodies Market IGA
- 700m to Perth Concert Hall
- 800m to Supreme Court Gardens
- 1.3km to WACA Ground
- 1.3 Perth Town Hall
- 1.4km to Hay Street Shopping Mall
- 1.4km to Royal Perth Hospital
- 1.4km to Barrack St Jetty & Elizabeth Quay
- 1.6km to Elizabeth Quay Train Station
- 2.0km to Edith Cowan University, City Campus
- 2.8km to Kings Park

Total Area: 170sqm (Internal 103sqm | Balcony 34sqm | Parking 26sqm | Storage 7sqm)

A rare opportunity to secure elevated riverfront living in one of East Perth's most prestigious buildings.

Enquire today to arrange your private viewing with Kenny Poi on 0481 340 343 or [poi@xceedre.com.au](mailto:poi@xceedre.com.au) & Lawrence Yeh on 0493 476 773 or [lawrence@xceedre.com.au](mailto:lawrence@xceedre.com.au)

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