

**203/108 Terrace Rd, East Perth, WA, 6004**



**Apartment For Sale**

Friday, 15 November 2024

203/108 Terrace Rd, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Terry Lu

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## HEMISPHERE HEAVEN!

Currently leased at \$980/w until July 2025, without question, this property is one of Terrace Road's finest two-bedroom apartments for your future home or solid investment!

Located on Level 2 in the freshly refurbished Hemisphere Apartments, this spacious sanctuary offers unobstructed Swan River and City views and a secure car bay! Courtesy of a bright and airy open concept layout you are treated to picturesque views of Perth's sparkling Swan River from the sophisticated living and dining area. While a chef's kitchen, two bedrooms both with ensuite bathrooms and a separate laundry complete the desirable internal floorplan that will suit a variety of buyers. To add to all of this a huge 18sqm balcony where you can peacefully bathe in glorious natural sunlight while enjoying your morning coffee or entertain guests to the background of one of our iconic West Australian sunsets all while taking in the magnificent views on offer.

This home has been meticulously well maintained by its owners and now is your time to enjoy not only the comfort and luxury of living in this prestige apartment but to also experience all that Inner City life has to offer!

### FEATURES:

- Currently leased at \$980/w, until 17th July 2025
- Fully furnished and equipped
- 2nd floor luxury south facing Hemisphere Luxury Apartment
- City, Swan River, Narrows Bridge, Elizabeth Quay, and Kings Park views!
- Premium European Smeg kitchen appliances
- Stone benchtops, gas cooktop & generous storage
- Luxurious Master bedroom with large ensuite, walk in robe & balcony access
- 2nd bedroom with sliding built in robe, ensuite & balcony access
- Floor to ceiling tiling to both bathrooms
- Full height glass windows with quality window treatments
- Quality carpet laid throughout
- Reverse cycle ducted air conditioning
- Separate laundry with additional storage
- Newly refurbished resort facilities: Pool, gym, BBQ area & lounge foyer
- Onsite building manager & intercom security system
- 1 secure car bay plus 5 visitor bays for guests
- Internal: 98sqm, Balcony: 18sqm, Car Bays: 14sqm, Total: 130sqm

Council Rates: \$2,256 p/a

Water Rates: \$1,532 p/a

Strata Levies: \$1,318 (Admin + Reserve)

Overlooking Langley Park, you will enjoy being front-row for the Sky Show and a host of Perth's best events, plus you'll be a short stroll from the world class Elizabeth Quay. Situated only a heartbeat away from restaurants, cafes and nightlife, yet only a scenic river cruise away from the vineyards of the Swan Valley- this is the best of the inner city at your doorstep. The Elizabeth Quay Train Station, free CAT buses, Transperth Ferry and Perth's master planned cycle/pedestrian paths make travel for work or pleasure simple! Purchase today and become a part of the transformation of our beautiful City.

### NEARBY AMENITIES:

- Directly opposite Langley Park and Swan River, with access to walking and cycle paths - 100m to public transport (Free CBD Transit Zone)
- 1.1km to Elizabeth Quay waterfront, pop-up bars and events, ferry, restaurants and river access for boating
- 1.1km to CBD, Hay Street Mall, shopping and more

- 1.3km to Lake Vasto and Point Fraser with Embargo Bar, Cafes, Restaurants
- 1.6km to Royal Street cafes, shops and Claisebrook Cove
- 2.2km to Matagarup Bridge, access to Optus Stadium, The Camfield and Crown Resorts
- Within 5km radius to Perth hotspots, Northbridge, Highgate, Mt Lawley, Victoria Park and South Perth - 12km to City Beach
- 12km to Perth Airport

Contact Terry Lu on 0410 213 027 to arrange your private inspection today.

**DISCLAIMER:**

All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates.