

**33/148 Adelaide Terrace, East Perth, WA, 6004**

**KIM·TURNER**  
REAL ESTATE

**Apartment For Sale**

Wednesday, 20 November 2024

33/148 Adelaide Terrace, East Perth, WA, 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## IIINVESTMENT OPPORTUNITY IN THE HEART OF THE CITY

### FULLY FURNISHED AND EQUIPPED

Investor only slant to spiel as currently tenanted until 31/10/2025 at \$720 per week with a rent increase to \$775 from 26th June 2025

This city apartment in the Sky Apartment complex is a fantastic opportunity for investors.

### WHAT YOU'LL LOVE

- You'll walk right into an active investment - there is already a tenant in place, with a lease expiring in October 2025 and a rent increase factored in for June 2025.
- It's fully furnished and equipped, boosting its appeal to CBD tenants.
- It's low maintenance. There will be no need to worry about caring for a large block and amenity.

### WHAT TENANTS WILL LOVE

The location - it's in the heart of the CBD, which is appealing for city workers, and students wanting to be close to major universities. The completion of the ECU City Campus will support student demand.

Plus, it's a comfortable stroll to Langley Park and the river, Ozone Reserve, Queens Gardens, the WACA and the upgraded Wellington Square. Tenants can also walk to Elizabeth Quay and Optus Stadium in around 15 minutes. There's the free CAT bus for a commute into the heart of the CBD, where buses and trains lead north, south, east and west.

And there are plenty of options for wining and dining nearby and tenants can walk to the IGA on Terrace Road for a quick shop.

The resort-style features - residents will enjoy use of a pool, spa, sun deck, gym, lounge and games room, and entertaining area with barbecue facilities. And here's something you don't see in many complexes - Sky Apartments has an enclosed tennis court, where residents can have a hit out and not have to worry about losing balls over the edge!

The home - it's fully furnished and equipped, allowing tenants to move right in. This is a huge benefit for international or regional students, and workers transferred to Perth.

It's attractive and a good size, with a light-filled open-plan living/dining/kitchen area with split-system airconditioning and doors to a spacious wraparound balcony where tenants can relax or entertain family and friends.

The kitchen is stylish and modern with stone benchtops, breakfast bar, glass splashback, soft-closing cabinetry, stainless-steel appliances including oven, dishwasher and rangehood, induction cooktop, and fridge recess.

There are two bedrooms, both with mirrored built-in robes. The master has the extra benefit of balcony access and also has an ensuite with a shower, vanity unit and toilet.

There is a second bathroom/laundry with shower, vanity unit, toilet, laundry sink and benchtop, and linen cupboard.

The apartment comes with one secure tandem car bay and a separate storeroom.

Give us a call, we'll be happy to discuss the opportunity this property offers.

### INSIDE

- Fully furnished and equipped
- Carpeted open-plan living/dining/kitchen area with and split-system airconditioning

- Kitchen with tiled flooring, stone benchtops, glass splashback, breakfast bar, soft-closing cabinetry, stainless-steel appliances including oven, dishwasher, induction cooktop and rangehood, and fridge recess
- Two carpeted bedrooms with mirrored built-in robes and two bathrooms
- Master bedroom with ensuite with shower, vanity unit and toilet
- Second bathroom/laundry with shower, vanity unit, toilet, laundry sink and benchtop and linen cupboard

#### OUTSIDE

- 24sqm wraparound balcony
- One secure parking bay
- 3sqm Storeroom

#### THE COMPLEX

- Secure entry and intercom
- Foyer
- Gym
- Entertaining area with barbecue facilities
- Pool, spa and sun deck
- Tennis court
- Lounge area/games room

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