

40/88 Terrace Road, East Perth, WA, 6004



Apartment For Sale

Wednesday, 20 November 2024

40/88 Terrace Road, East Perth, WA, 6004

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jasmyn Wright



Chris O'Brien
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Sophisticated Inner-City Living!

- LEVEL 16, WESTERN SIDE TOCCATA APARTMENT
- TWO SEPARATE LOCK-UP STORE ROOMS (5SQM EACH)
- TWO SECURE CAR BAYS SIDE-BY-SIDE LOCATED ON GROUND FLOOR
- 145SQM OF INTERNAL LIVING AREA WITH SOUTH & NORTH BALCONY SPACES
- BOUTIQUE COMPLEX OF 45 RESIDENTIAL APARTMENTS
- BRAND NEW UPGRADED FLOORS

Experience the height of luxury in this stunning 16th-floor residence at the exclusive Toccata Apartment Complex. Nestled on the western side of this boutique building, with only 45 residential apartments and two homes per floor, this property combines privacy, elegance, and spectacular panoramic views. Boasting 145sqm of internal living space and an additional 61sqm across two balconies with North and South-facing aspects, this apartment is designed to impress.

Step inside to discover a thoughtfully upgraded interior featuring brand-new, stunning wood floors and plush pure wool carpets in the bedrooms. The spacious open-plan living and dining areas flow seamlessly onto two expansive balconies, creating the perfect setting for entertaining or relaxing while taking in the breathtaking city and river views.

The kitchen is a chef's dream, showcasing premium Miele appliances, including an induction cooktop, electric oven, integrated dishwasher, and built-in microwave. A 40mm stone benchtop with a waterfall edge and breakfast bar adds both style and practicality, while soft-close cabinetry, a glass splashback, and a double fridge recess with water supply further enhance the functionality of this space.

Accommodation includes a king-sized master retreat with a spacious walk-in robe that leads to a deluxe ensuite. This private sanctuary features a double vanity, a luxurious spa bath, a separate shower, full-height tiling, and ample storage. The second and third bedrooms are generously sized, offering built-in robes and direct access to the North-facing balcony, ensuring all residents enjoy comfort and convenience. A separate laundry room with ample storage completes the interior layout.

The apartment is equipped with high-end finishes and features, including double-glazed windows, remote-controlled blinds, and an audio-visual intercom system, ensuring a seamless blend of luxury and practicality. On the ground floor, you'll find two highly desirable side-by-side secure car bays and two lockable storerooms, providing additional space for all your belongings.

Residents of the Toccata Complex benefit from a host of thoughtful amenities, including visitor parking and the exclusivity of boutique living. With only two apartments per floor, this building offers a sense of privacy rarely found in larger developments.

This property is offered with vacant possession, making it ready for immediate move-in. With its unmatched combination of location, views, and premium features, this apartment sets a new standard for sophisticated, low-maintenance city living.

For further details or to arrange a private viewing, contact Chris O'Brien at +61 452 581 831 or Jasmyn Wright at +61 488 488 644.

FEATURES INCLUDE:

- Spectacular panoramic views from the 16th floor of Toccata Apartment Complex
- A huge 61sqm of entertaining space across two balconies with South and North facing aspects
- Quality Miele kitchen appliances including induction cooktop & electric oven, integrated dishwasher & built in microwave
- Stunning 40mm Stone benchtop with waterfall edge & breakfast bar

- Soft close cabinetry, glass splashback and double fridge recess with water supply
- Contemporary finishes including stunning wood floorboards & pure wool carpets to bedrooms
- King sized master retreat with large walk in robe storage flowing into ensuite
- Deluxe ensuite with double vanity, spa bath, separate shower, full height tiling & ample storage
- Bedroom 2 and 3 with sliding built in robe storage & direct north balcony access
- Separate laundry room with ample storage
- Audio visual intercom system and remote-controlled blinds throughout
- Two highly desirable secure car bays side-by-side located on ground floor
- Double glazed windows
- Spacious 5sqm lock up store room
- Vacant possession available
- Visitor parking bays available on ground level for guests
- Boutique complex of 45 residential apartments, two residents per floor

STRATA AREA:

Internal: 145sqm; Balconies: 61sqm; Car Bays: 26sqm; Store Rooms: 10sqm; Total: 242sqm

OUTGOINGS:

Council Rates: \$3,866.00 per annum

Water Rates: \$2,545.32 per annum

Strata Levies: \$4,655.80 p/q (Admin) + \$595.05 p/q (Reserve) = \$5,250.85 per quarter

Toccata's Leisure Club includes: a heated and illuminated 20 metre wet edge lap pool with poolside furnishings, BBQ facilities, bar area, cinema room, residents lounge, games room with pool table, fully equipped gymnasium, sauna and boardroom.

Become part of the exclusive Terrace Road community enjoying an unparalleled level of convenience. On weekends step out for a coffee over at Point Fraser, brunch at The Camfield, a fitness session on Langley Park, day of cricket at the WACA, stroll to Optus Stadium via Matagarup Bridge or enjoy a bike ride riverside. While by night choose from the finest of restaurants and nightlife options all just a stroll, ferry or free bus ride away.

NEARBY AMENITIES INCLUDE:

Directly opposite Langley Park and Swan River, walking and cycle paths

400m to public transport (Free CBD Transit Zone)

1.1km to Lake Vasto and Point Fraser with Cafes, Restaurants

1.3km to Elizabeth Quay waterfront, pop-up bars and events, ferry

1.4km to Royal Street cafes, shops and Claisebrook Cove

1.6km to CBD, Hay Street Mall, shopping and more

1.4km to Royal Street cafes, shops and Claisebrook Cove

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

DISCLAIMER: All distances are approximate and provided by google maps. All distances of the property to nearby amenities are estimates and bu