

43/100 Terrace Rd, East Perth, WA, 6004



Apartment For Sale

Monday, 28 October 2024

43/100 Terrace Rd, East Perth, WA, 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Luxurious Parkside Sanctuary!

*FIRST HOME OPEN SATURDAY 26TH OCTOBER 10:45 - 11:15AM

- LEVEL 13, TWO BEDROOM, TWO BATHROOM REFLECTIONS WEST APARTMENT
- 105SQM OF LIVING SPACE
- SOUTH FACING BALCONY WITH PANORAMIC SWAN RIVER VIEWS
- TWO SECURE CAR BAYS`
- UPGRADED FLOORBOARDS, MOTORISED BLINDS AND FRESHLY PAINTED THROUGHOUT
- RENTAL POTENTIAL OF \$900.00 - \$1,000.00 PER WEEK FULLY FURNISHED

This luxurious two-bedroom, two-bathroom apartment is situated on the 13th floor of the prestigious Reflections West Apartment building, offering an elegant lifestyle in the heart of Perth. With 105 square meters of living space, it boasts an open-plan design that maximizes both comfort and style. The spacious living and dining areas are enhanced by breathtaking, unobstructed views of the Swan River, Langley Park, and Kings Park, which can be enjoyed through large windows or from the expansive 24sqm south-facing balcony. The balcony, perfect for entertaining or simply relaxing, creates a seamless connection between indoor and outdoor living.

The apartment has been meticulously upgraded with new floorboards throughout, along with modern, high-end tapware that elevates the overall aesthetic. The kitchen is equipped with premium Miele appliances, including a gas cooktop, integrated dishwasher, microwave, and electric oven, ensuring a seamless cooking experience. The main bedroom is a private retreat with stunning river views, direct access to the balcony, a built-in robe, and a lavish ensuite. The second bedroom features a built-in robe and convenient semi-ensuite access. Both bathrooms are designed with floor-to-ceiling tiling, and the second bathroom includes a laundry area.

Additional features of this apartment include ducted reverse cycle air conditioning, ensuring year-round comfort, and a full video security intercom system for peace of mind. Two secure tandem car bays (25sqm) are located in the basement, along with a 4sqm lock-up storeroom for additional storage space. With only three apartments per floor and a total of 71 apartments in the building, this residence offers a sense of exclusivity and privacy. The apartment is also fitted with quality window treatments and freshly painted walls, further enhancing its modern appeal.

Residents of Reflections West enjoy access to an impressive array of resort-style amenities, including a tennis court, swimming pool, spa, gym, function room, and outdoor BBQ area. These facilities, combined with the apartment's prime location, provide an unparalleled lifestyle experience. The property is conveniently located directly opposite Langley Park and the Swan River, offering easy access to walking and cycling paths. Public transport is just 200 meters away, within the Free CBD Transit Zone, while Mclver Train Station is only 1.2 kilometers from the apartment.

The apartment is also close to major attractions such as Elizabeth Quay, with its pop-up bars, restaurants, and ferry services, as well as Optus Stadium and Crown Resorts, which are accessible via the nearby Matagarup Bridge. Perth's vibrant CBD, shopping precincts, and entertainment hotspots like Northbridge, Highgate, and South Perth are all within a 4-kilometer radius, making this apartment an ideal choice for those seeking a blend of luxury, convenience, and lifestyle.

FEATURES INCLUDE:

- 13th floor of Reflections West Apartment
- Open plan living & dining area with river views
- Large private 24sqm entertaining balcony with glorious south views of the Swan River, Langley Park & Kings Park
- Kitchen with premium Miele appliances including gas cooktop, integrated dishwasher, microwave & electric oven.
- Main bedroom with stunning river views, direct balcony access, built in robe & lavish ensuite
- Bedroom 2 with built in robe and semi-ensuite access
- Both bathrooms with floor to ceiling tiling
- 2nd bathroom with laundry incorporated

- Ducted reverse cycle air-conditioning
- Motorised blinds to the master bedroom and living area
- Full video security intercom
- Reverse cycle air conditioning
- New floorboards and freshly painted throughout
- 2 secure car bays (tandem) in the basement, along with 4sqm secure lock up storeroom
- 3 apartments per floor, 71 apartments in total
- Quality window treatments throughout the apartment
- Fantastic resort lifestyle facilities including tennis court, pool, spa, gym, function room and outdoor BBQ

OUTGOINGS:

Council Rates: \$2,902.70 p/a

Water Rates: \$1,822.14 p/a

Strata Levies: \$1,786.53 p/q (Admin) + \$357.32 p/q (Reserve) = \$2,143.85p/q (Total)

DIMENSIONS:

Internal: 81sqm, Balcony: 24sqm, Car Bays (tandem): 25sqm, Storeroom: 4sqm, Total Area: 134sqm

NEARBY AMENITIES INCLUDE:

- Directly opposite Langley Park and Swan River, access to walking and cycle paths
- 200m to public transport (Free CBD Transit Zone), 1.2km to Mclver Train Station
- 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
- 1.2km to Lake Vasto and Point Fraser with riverfront Restaurants
- 1.5km to Royal Street cafes, shops and Claisebrook Cove
- 1.8km to Matagarup Bridge, access to Optus Stadium, The Camfield and Crown Resorts
- Within 4km radius to Perth hotspots, Northbridge, Highgate, Mt Lawley, Victoria Park and South Perth
- 12km to City Beach, 13km to Perth Airport

DISCLAIMER:

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