




12/136 Leake Street, Belmont

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Modern Lock & Leave Lifestyle in the Heart of Belmont

Proudly presented by Nitish Ahuja - LJ Hooker Victoria Park | Belmont

Ideally located just a short stroll from local IGA, cafes, and restaurants along vibrant Belvidere Street, this stylish first-floor apartment offers the perfect blend of comfort, security, and convenience.

Nestled within a well-maintained, boutique gated complex (built in 2016), this modern 2-bedroom, 2-bathroom residence with secure parking is the ideal home for busy professionals, downsizers, or savvy investors alike.

Property Features:

- Spacious open-plan living and dining area with floor-to-ceiling glass sliders opening to a large, weather-protected balcony - perfect for relaxing or entertaining year-round.
- Gourmet kitchen with abundant storage, quality appliances, and a functional layout - the true heart of the home.

FOR SALE
From \$560,000

AGENTS

Nitish Ahuja
0403 059 520
nitish@ljhvicpark.com.au

AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Master bedroom featuring a private ensuite and walk-in robe.
- Second bedroom with mirrored built-in robe, serviced by a modern main bathroom.
- Dedicated laundry room for added practicality.
- Split-system air conditioning for year-round comfort.
- Private external storage and secure entry for peace of mind.
- Allocated undercover car bay within the secure gated complex.

Location Highlights:

- Walk to Belvidere Street cafes, restaurants & shops
- Close to Belmont Forum, DFO Perth, Costco, Crown Towers & Optus Stadium
- Easy access to Perth CBD and public transport
- Low-maintenance, lock & leave lifestyle

Investment Details:

- Currently tenanted at \$630 per week
- Council Rates: approx. \$1,596 p.a.
- Water Rates: approx. \$1,193 p.a.
- Strata Levy: approx. \$647.20 quarterly
- Reserve Levy: approx. \$105.07 quarterly
- Total Area: 103m²

Whether you're looking to invest or simply enjoy modern, easy living in a convenient city-fringe location, 12/136 Leake Street, Belmont ticks every box.

Enquire today to arrange your viewing!

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE USE THIS LINK

<https://prop.ps//at17fJRC6sXi>

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MORE DETAILS

Property ID 5GG9FFB
Property Type Apartment

Nitish Ahuja 0403 059 520
Sales Consultant | nitish@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au |
reception@ljhvicpark.com.au

