

## East Victoria Park, 11/147 Hubert Street

### YOUR NEW HAPPY PLACE!

2 1 1

Step into a world of convenience and comfort at this fabulous first-floor gem! Nestled in a beautifully kept building, this 2-bedroom, 1-bathroom stunner is one of the most impressive in the complex and is waiting for you!

From delightful cafes and buzzing bars to mouthwatering restaurants, it's all at your doorstep. Plus, with public transport close by, getting to the City, Optus Stadium or Curtin University is a breeze.

The moment you enter, you'll feel the spaciousness of the open-plan kitchen, designed to blend style and function perfectly. Whether it's hosting a fun dinner party or enjoying a cosy night in.

Both bedrooms come generously sized with built-in robes and plush carpeting. The recently updated bathroom adds a dash of modern elegance, while the built-in laundry

#### For Sale

**\*\*MULTIPLE OFFERS RECEIVED!**

#### View

[ljhooker.com.au/5FCJFFB](http://ljhooker.com.au/5FCJFFB)

#### Contact

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)



**Disclaimer:** 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 Victoria Park | Belmont  
(WA)  
(08) 9473 7777**

ensures convenience is close by.

The living area is spacious and flows seamlessly to the roomy balcony - the perfect go-to for unwinding after a long day.

Enjoy exclusive parking and gated security, year-round comfort with reverse cycle air conditioning, plus high-speed NBN (FTTP) for all your streaming and surfing needs.

With unbeatable value in a well-maintained complex, 11/147 Hubert Street is ready to sweep you off your feet. Whether you're an investor, a first-time buyer or looking to downsize, this gem fits the bill. And yes, it's currently tenanted until 9/8/25 for \$500/wk with reliable tenants who are happy to stay on - flexibility and peace of mind all in one!

#### Why Do We Adore It?

- \* Built Year: 1981 with a Build-Up Area: 60m2
- \* Two spacious bedrooms with built-in robes for all your storage needs
- \* An open-plan & functional design that maximises space
- \* Dedicated undercover parking
- \* Stay warm or cool with the reverse cycle air conditioning split system in the living space
- \* Take a refreshing dip in the sparkling pool
- \* Talk about a prime location! You'll have easy access to nearby public transport
- \* Low maintenance & private
- \* A gated complex ensures top-notch security
- \* Excellent estimated rental: \$570-\$590 per week

#### Outgoings:

- \* Council: app. \$1542.43 (FY24-25)
- \* Water: app. \$969.29 (FY23-24)
- \* Strata Levies: \$675.00/q (incl Admin: \$650.00/q & Res: \$25.00/q)

Contact Edward Lim at 0408 929 655 to arrange a viewing or for more info.

\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

## More About this Property

Property ID	5FCJFFB
Property Type	Apartment
Including	Toilets (1)

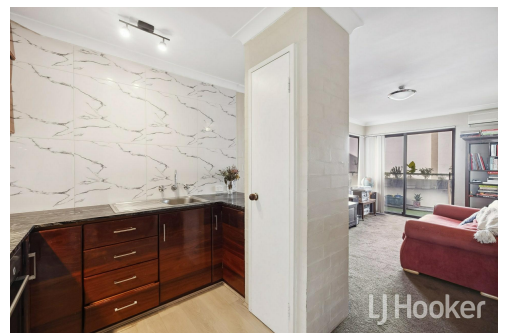
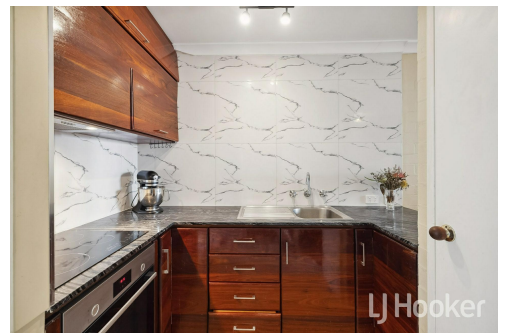
**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](mailto:victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



**Disclaimer:** 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 Victoria Park | Belmont  
(WA)  
(08) 9473 7777**