



East Victoria Park, 20/696 Albany Highway

Living The Vic Park Lifestyle!



ACCOMODATION

Designed by architect Kloppe and Davis Architects, the Park Square Apartments is located in the heart of East Victoria Park. This boutique apartment complex is fully secured and consists of 24 residential apartments sitting above 500 sqm of mixed commercial premises. This is perfect for a first home buyer, downsizer or investor.

Positioned on the top floor, this spacious light filled open plan apartment features an open plan kitchen and living. The customised kitchen comes with stone bench top, glass splashback, double sink, stainless steel appliances, rangehood and plenty of in built cupboard spaces for storage. The kitchen has a wonderful outlook overlooking east and into the sizable balcony.

FEATURES AND BENEFITS

*Neutral paint tone through out



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.

For Sale
SOLD | By Kim Liew

View
ljhooker.com.au/5FB1FFB

Contact
Kim Liew
0430 015 796
kim.liew@ljhvicpark.com.au

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

- *High ceilings
- *Victoria Park living
- *Electric cooktop and fan force oven
- *Dishwasher
- *Separate island kitchen bench top
- *Ducted reverse cycle air condition
- *Expansive ceiling to floor sliding door to balcony
- *Large bathroom/laundry
- *Spacious balcony east facing
- *Automatic secured gate to complex
- *Secured one undercover car bay
- *Separate storage room behind car bay
- *Intercom lift access
- *NBN —FTTP
- *Boutique complex —total of 24 residential apartments
- *Built 2014

INVESTOR INFORMATION

Forecast rent return \$580.00 —\$600.00 per week

RATES AND STRATA LEVY

Council Rates \$1,565.14 FY24/25

Water Rates \$904.78 FY23/24

Strata Admin Levy \$702.00 per quarter

Strata Reserve Levy \$104.00 per quarter

LOCATION

One of the many benefits of living in East Victoria Park is the vibrant lifestyle available to you. This home is located on the Cafe Strip, it is minutes from Victoria Park Central, Hawaiian Park Centre Shopping Centre, Leisure Life Sporting Centre, library, public transport and parks. You will enjoy living by the café strip, and with a host of restaurants, bars and pubs, cafes, shops nearby together with easy access to Albany Highway and public transport links.

This apartment is centrally located, close to CBD, Perth airport and with the Crown Entertainment Precinct right at your doorstep.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "20/696 Albany Highway" to 0430 015 796 for your free digital brochure.



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

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.

More About this Property

Property ID	5FB1FFB
Property Type	Apartment
House Size	54 m ²
Land Area	85 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Built-in-Robes Secure Parking Car Parking - Surface Close to Schools Close to Shops Close to Transport Lift Installed

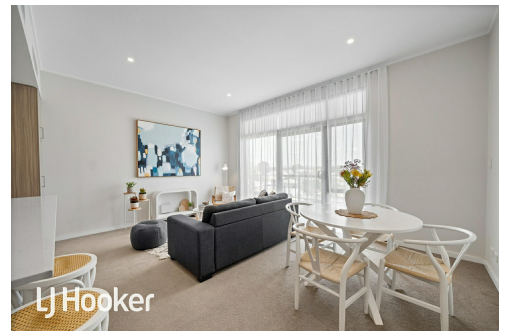
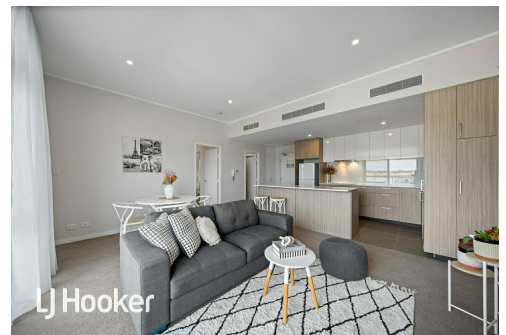
Kim Liew 0430 015 796

Sales Consultant | kim.liew@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



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**



Unit 20/696 Albany Hwy, East Victoria Park 6101

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

BUILT AREA	: 54m ²
BALCONY	: 15m ²
CAR BAY	: 13m ²
STORE	: 3m ²
TOTAL BUILT AREA	: 85m ²



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**