







25/157-161 Hubert Street, East Victoria Park

RENOVATED, READY TO ENJOY & POSITIONED FOR CONVENIENCE!

Why go through the time, expense and inconvenience of renovating when you can secure an apartment where most of the hard work has already been done?

This apartment faces the city, beautifully renovated with emphasis on the huge kitchen area, presenting with a fresh, contemporary feel, this appealing one bedroom apartment offers an excellent opportunity for buyers seeking a stylish, low-maintenance property in a highly convenient location.

The complex is very well maintained and secure, just recently undergone a refurbishment, with new lift/passage carpets and outside balcony painting.
This apartment is positioned on the second floor near the end of the passage. Step inside to discover carpeted flooring in the lounge and bedrooms, and practical tiling in the kitchen area

The open-plan living area provides a comfortable space to relax, while the newly renovated kitchen combines style and practicality, featuring

1 1 1

FOR SALE
From $389,000

VIEW
Sat 7th Nov @ 11:00AM - 11:30AM

AGENTS

Diane Sheppard
0420 216 066
diane.sheppard@ljhvicpark.com.au

Michael Sheppard
0433 275 080
michael.sheppard@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.

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massive bench top space, excellent cupboard storage, gas cooking and the added convenience of an instantaneous gas hot water system.

The generously sized bedroom is complete with double roller blinds, while the separate bathroom has also undergone a tasteful transformation, delivering a fresh and modern finish.

Enjoy your own private balcony, offering a stunning outlook with city glimpses, - a lovely spot to enjoy your morning coffee or unwind after a busy day.

Whether you are looking to move straight in, secure a smart investment or establish a convenient city-fringe base, this renovated apartment deserves your attention.

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

https://go.propps.com/l/aSGsdIvqDU2F

PROPERTY FEATURES
- Second floor position near the end of the passage
- Tastefully renovated
- Light and bright open-plan living
- New Modern kitchen with excellent cupboard and storage space
- Gas cooking
- Instantaneous gas hot water system
- Generously sized bedroom with freestanding cupboard
- New double roller blinds in bedroom
- Tastefully renovated separate bathroom with shower, toilet and handbasin with very good benchtop space
- Private balcony with tree lined and city outlook
- Comprehensive on-site laundry facilities
- Secure gated complex with intercom access
- Single unallocated car parking bay
- NBN connection
- Lift access and stairwell

LOCATION, LOCATION, LOCATION!

Convenience is certainly a standout feature, with an abundance of lifestyle, education, entertainment and transport options all within easy reach.

Enjoy easy access to Curtin University, the ever-popular Victoria Park café and restaurant strip, Perth CBD, Optus Stadium and Crown Perth. Public transport options further enhance the appeal, making getting around a breeze.

An excellent location for students, professionals, FIFO workers and city commuters alike.

INVESTMENT INFORMATION

An appealing opportunity for investors seeking a renovated property in a well-connected location, with potential to attract a broad range of tenants.
Rental expectation - $500-$550 per week

- BINDING OFFER

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OUTGOINGS:
Quarterly strata levy:
Admin - $800.00
Reserve - $150.00

Council rates: $1,650 per annum(approx)
Water rates: $877.62 per annum (appox)
Water usage: included
Electricity supply/usage: issued by Strata
Gas supply/usage: issued by Strata

MORE DETAILS

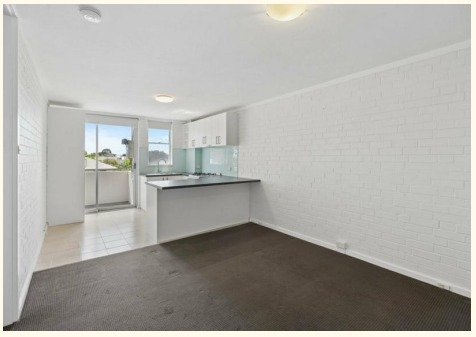
Property ID	5H9NFFB
Property Type	Apartment
House Size	42 m2











Diane Sheppard 0420 216 066
Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au
Michael Sheppard 0433 275 080
Sales Consultant | michael.sheppard@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

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42m²
1 Bed
1 Bath
1 Car

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This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

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