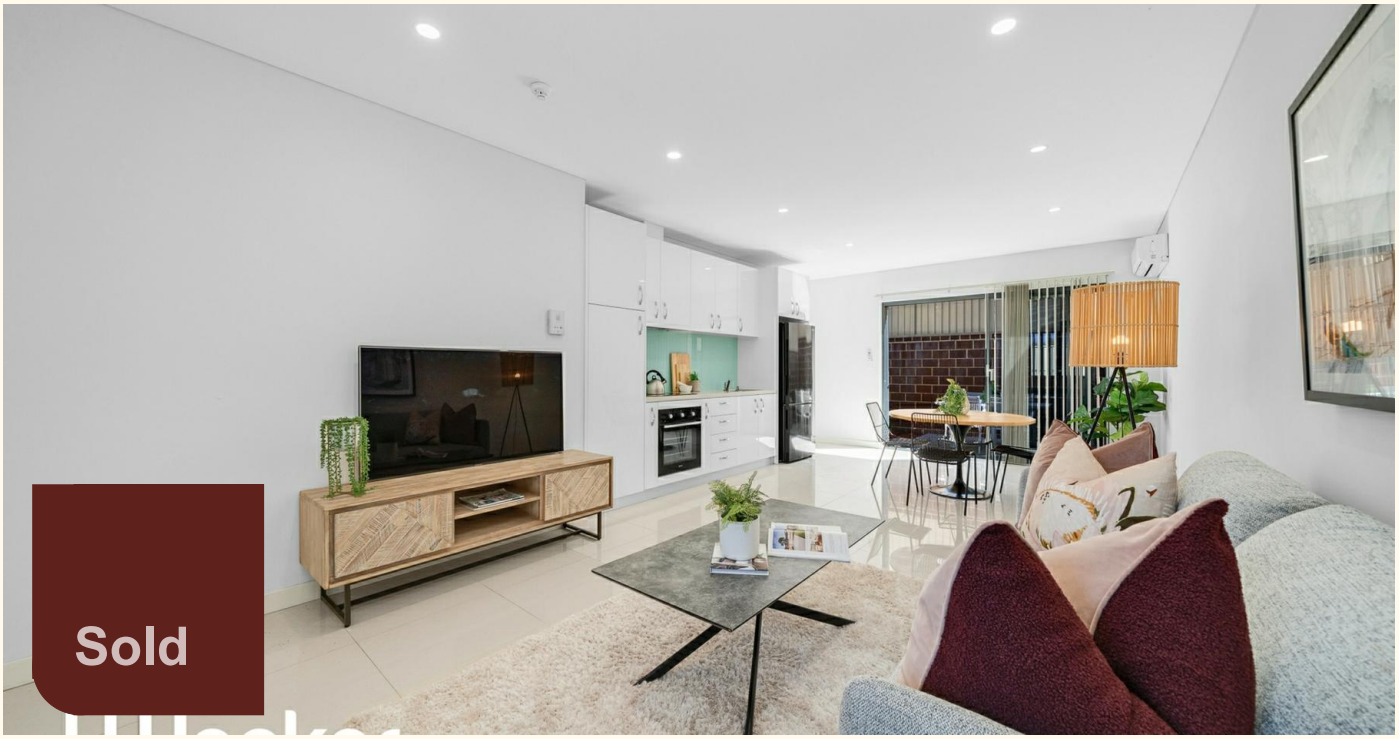
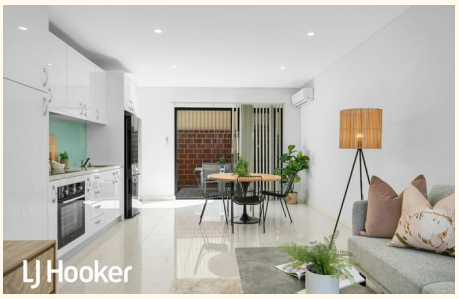
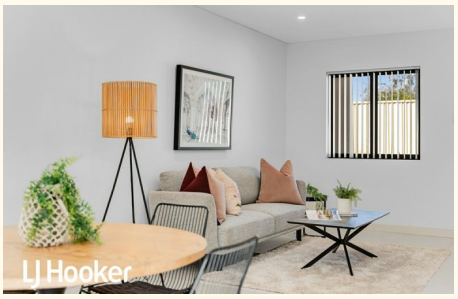
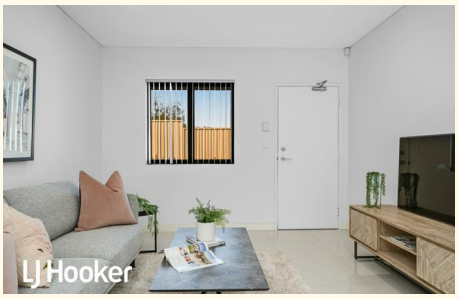








3/42 Oats Street, East Victoria Park

HOME OPEN CANCELLED!!! - UNDER OFFER!

Step into modern comfort with this beautifully presented north Easterly facing ground-floor apartment, offering effortless living in a secure, gated boutique complex. With your dedicated car bay right at your doorstep and visitor parking available, convenience is truly unmatched.

Positioned just moments from the brand new Oats Street Train Station, you can ditch the car and enjoy exceptional public transport access right at your fingertips.

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

https://prop.ps/l/2SVOX05XTBjD

FEATURES YOU WILL LOVE

- Built in 2017 within a well maintained complex of only 16, offering privacy and peace AND VERY REASONABLE LEVIES
- Light filled open plan living and dining area, elegantly finished with porcelain tiles and serviced by a split-system air conditioner for year round comfort.

2 2 1

FOR SALE
UNDER OFFER!

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.

LJ Hooker

- Sleek galley style kitchen featuring stone benchtops, ample storage, induction cooktop, electric oven and stylish glass splashbacks.
- Seamless flow from the dining area to a private, low maintenance courtyard just perfect for morning coffees or relaxing after work.
- Generous master bedroom with courtyard views, super stylish robes, with drawers and lovely additional shelving and drawers, plus a modern ensuite with floor-to-ceiling tiling.
- Good sized second bedroom with built-in robes
- Spacious second bathroom offering a shower, toilet and handbasin, and floor to ceiling tiles
- Separate European style laundry room for added practicality with washing machine included
- Single car bay positioned right beside your entrance, and large storeroom also right in front of your car bay

DIMENSIONS:
Internal —66sqm
Courtyard —14sqm
Carpark —12sqm
Porch - 10sqm
Storeroom - 4sqm
TOTAL —106SQM

LOCATION (Approximates)
- 350m Oats Street Train Station
- 450m Albany Highway shops and cafe strips
- 550m Edward Millen Park1.3km Balmoral Hotel
- 7km Hawaiian's Park Centre
- 3.9km Curtin University
- 4.6km Crown Entertainment Complex
- 6.6km Optus Stadium / The Camfield7.3km Perth City
- 8.9km Perth Airport

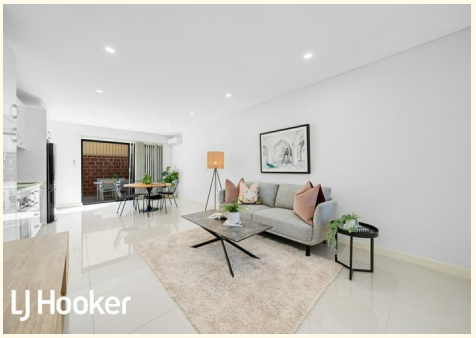
Rates PA - $1,850.38
Water PA - $1191.06
Strata levies- PER QUARTER
Admin - $533.75
Reserve - $122.00

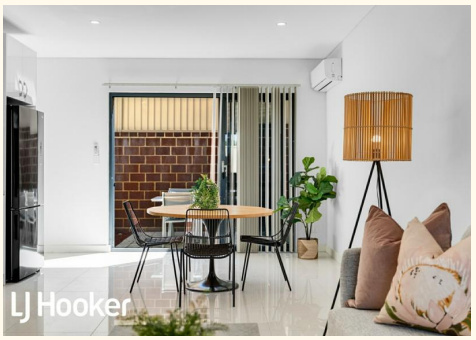
MORE DETAILS

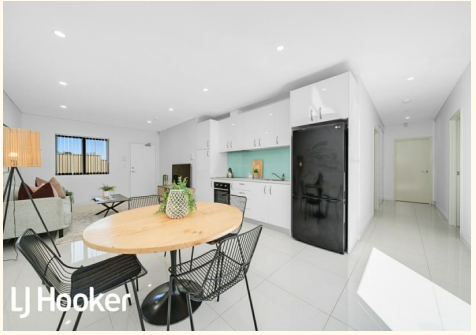
Property ID	5GJFFFB
Property Type	Apartment

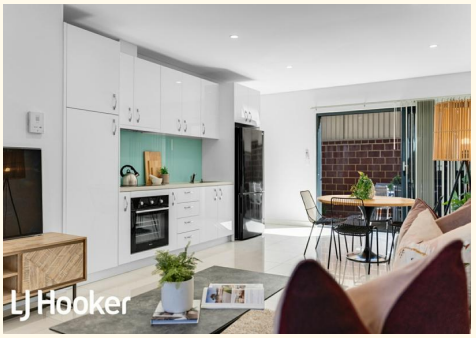
Diane Sheppard 0420 216 066
Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au
Michael Sheppard 0433 275 080
Sales Consultant | michael.sheppard@ljhvicpark.com.au

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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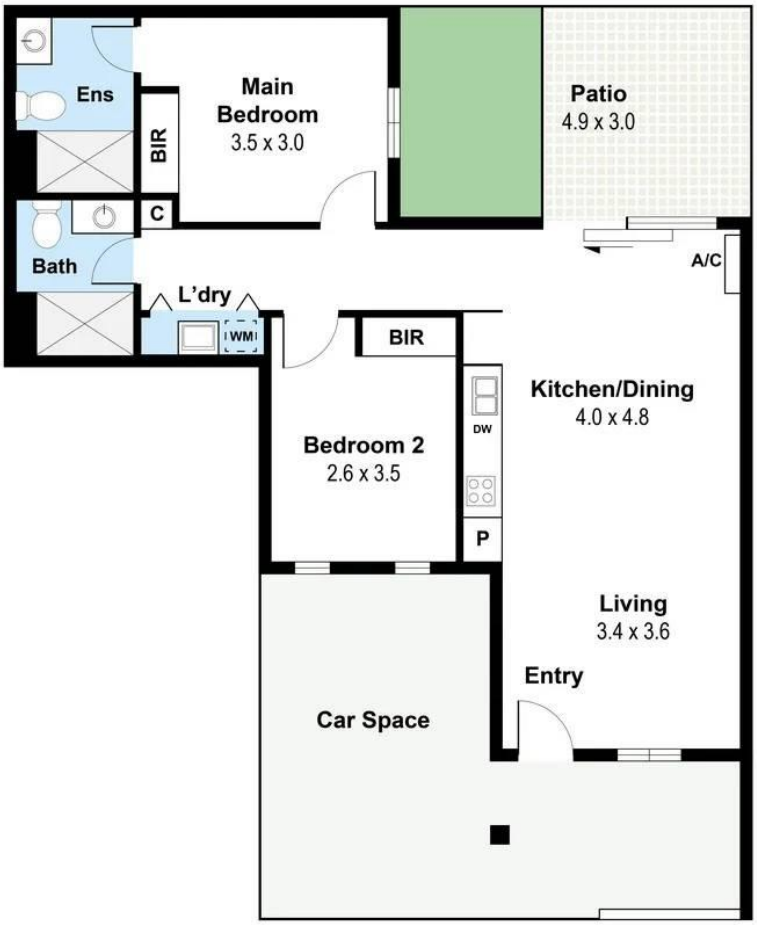
Approximate Areas:
Floor Area 66m²

0 1 2 3 4 5
Floorplan Scale Bar (m)



3/42 Oats Street, East Victoria Park 6101

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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 or tenant.

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LJ Hooker