



## East Victoria Park, 30/8 Basinghall Street

THIS IS THE ONE!!

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Calling all lifestyle lovers, smart investors and chic downsizers - this one's a total vibe.

Imagine waking up in your stylish top-floor apartment, grabbing a coffee from your favorite cafe just down the road, strolling over to Coles or Kmart at The Park Centre for your daily essentials, or even swinging by Aldi (because we all love a bargain). No car needed. No stress. Just pure, effortless living in the heart of it all.

Welcome to Apartment 30 at The Brixton

Sleek 2-bedroom, 2-bathroom stunner perched on the third floor (yep, penthouse level baby!) in one of the coolest boutique buildings in East Vic Park. With only 36 designer apartments and a lush open-air atrium running through the centre, this place feels more like a retreat than your average city pad.

**For Sale**  
\$1.1M

**View**  
By Appointment

**Contact**  
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**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**

Step inside and get ready to fall in love with the light. We're talking ceiling-height glass panels in the living area that flood the space with glorious sunshine and offer a leafy, open outlook to your balcony. It's bright, breezy, and brings all the warm feels - from sunrise coffees to sunset cocktails.

The open-plan living and dining zone flows effortlessly with wooden floors underfoot and those sun-drenched vibes throughout. Slide open the doors and step out to your oversized private balcony - perfect for morning stretches, weekend brunches, or evening wine under the stars.

The kitchen? Oh it's a beauty - clean lines, quality appliances, and loads of space to whip up your latest TikTok recipe. And right next door? An oversized laundry room that keeps life neat, so you can keep living large.

Both bedrooms are designed to be your chill zones.

- 1) The master suite is luxe with a capital L - private ensuite, direct access to the courtyard, built-in robes, and all the peaceful vibes you need after a big day.
- 2) The second bedroom? Equally stylish and just as light-filled.

And the location? Honestly, it's hard to beat. Whether you're catching up with mates over brunch, soaking up the cafe culture, heading out for date night, or just popping to the shops - it's all literally at your feet. Public transport is close by and the city's just a short ride away.

This apartment is more than a smart buy - it's a full-blown lifestyle upgrade. So whether you're nesting, investing, or downsizing in style...THIS IS THE ONE!

#### The Property & What We Love?!

- \* Exceptionally Located with Amazing Lifestyle!
- \* Ridiculously convenient...
- \* Yes, super RELAXING & so quiet, shhh!
- \* Built Year: 2023, Almost Brand New!
- \* Total Built Up Area: 162m2 (which includes Living: 86m2, Balcony: 46m2, Car bay: 26m2 & Storeroom: 4m2)
- \* Large open plan living area
- \* Huge entertainers balcony
- \* Spacious & Well Proportioned
- \* Easy access to nearby public transport
- \* Perfect Lock & Leave
- \* Secure parking for not 1 but 2 vehicles
- \* Private, Low Maintenance & Secure

#### Outgoings:

- \* Council Rates: app. \$1,858.78 (FY 24-25)
- \* Water Rates: app. \$698.37 (FY23-24)
- \* Strata Levies: app. \$1,049.50/q (which includes Admin: \$965.00/q & Reserve: \$84.50/q)

Call today to make it yours before someone else does. 30/8 Basinghall Street - Light, Life & Luxe Living at The Brixton.



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## More About this Property

Property ID	5G3TFFB
Property Type	Apartment
Including	Ensuite Toilets (2) Balcony Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport Lift Installed

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