

East Victoria Park, 7/8 Basinghall Street

FIFO LOCK & LEAVE!

Proudly Presented by Edward Lim...

Get ready to embrace the ultimate in convenience, right at your doorstep! Imagine picking up your daily essentials from Coles and Kmart, just a stone's throw away at The Park Centre. Plus, Aldi is not too far away either. Whether you're kicking back with a coffee at a cosy cafe or toasting with friends at trendy restaurants and intimate bars, everything you need is just a quick stroll away. And the cherry on top? Forget about the hassle of parking - leave your car behind and fully enjoy the vibrant community around you! Why wait? Start living the good life now.

Say hello to 7/8 Basinghall at The Brixton - where modern sophistication meets everyday luxury. Tucked away in this chic boutique development, this stunning 2-bedroom, 2-bathroom ground floor apartment offers the perfect balance of style and comfort. With only 36 meticulously crafted apartments, The Brixton feels like an exclusive retreat. Surrounded



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

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FT2FFB

Contact

Edward Lim

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

by a lush, open-air atrium, you'll experience the best of city living with a peaceful twist. Step into a world where luxury isn't just a feature, it's a way of life.

Step inside and be greeted by a spacious open-plan living and dining area that radiates modern charm, with sleek wooden floors adding an inviting touch. Slide open the large doors to your private, low-maintenance courtyard, a peaceful sanctuary perfect for sipping your morning coffee or hosting unforgettable dinner parties. It's your personal oasis, just outside your door.

The open-plan kitchen is a masterclass in style and practicality - designed with modern appliances and plenty of space, making meal prep or entertaining a breeze. Plus, the laundry room next door keeps things neat and tidy, so you can focus on enjoying your home, not cleaning it.

Both bedrooms are spacious and thoughtfully designed, with built-in robes for an organised, clutter-free lifestyle. The master suite is pure luxury, offering direct access to the courtyard and a private ensuite that adds a touch of elegance to your daily routine. It's the perfect space to unwind after a busy day or impress your guests.

The Property & What We Love?!

- * Exceptionally Located with Amazing Lifestyle!
- * Ridiculously convenient...
- * Video intercom access
- * NDIS friendly (no steps in the apartment, wide hall way)
- * Yes, super RELAXING & so quiet, shhh!
- * Built Year: 2023, Almost Brand New!
- * Total Built Up Area: 120m2 (which includes Living: 75m2, Courtyard: 27m2, Car bay: 14m2 & Storeroom: 4m2)
- * Large open plan living area
- * Reverse cycle air conditioner split system in both bedrooms & living area
- * Huge private courtyard with direct access to parking
- * Spacious & Well Proportioned
- * NBN Connection
- * Easy access to nearby public transport (on the 177 bus route which goes to both City & Curtin Uni)
- * Perfect Lock & Leave
- * Secure parking for 1 vehicle
- * Private, Low Maintenance & Secure
- * Estimated Rental - \$720-\$750/wk
- * CCTV in the complex will be upgraded by end of FY 24/25
- * and the list goes on...

Outgoings:

- * Council Rates: app. \$1,831.45 (FY24-25)
- * Water Rates: app. \$690.84 (FY 23-24)
- * Strata Levies: app. \$825.95/q (which includes Admin: \$759.45/q & Reserve: \$66.50/q)

Looking for your first home, a smart investment, or a stylish downsize? This is the one! To discover more or arrange a viewing, contact listing agent, Edward Lim on 0408 929 655.



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Don't miss out - this could be the opportunity you've been waiting for!

** 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	5FT2FFB
Property Type	Apartment
Including	Ensuite Toilets (2) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

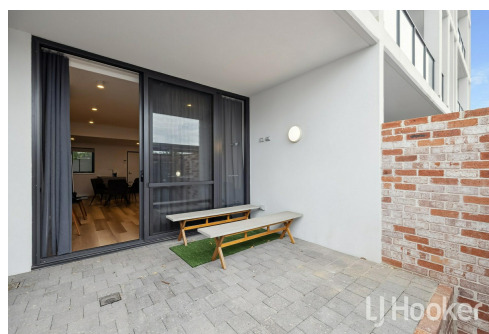
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