



## East Victoria Park, 7/979 Albany Highway

THIS WILL MAKE YOU SWOON!



Proudly Presented by Edward Lim

Welcome to a world where convenience and style collide! Picture this: grabbing your everyday groceries from Aldi or Coles at The Park Centre, just steps from your door. Whether it's a laid-back coffee date with loved ones or a lively night out at one of the area's trendy restaurants and intimate bars, everything you need is right around the corner. And the best part? You can leave the car at home - everything you want is just a short walk away. Ready to make East Vic Park your new home? Your adventure starts here!

Meet 7/979 Albany Highway, a stunning 2-bedroom apartment that redefines modern living. Immaculately presented and in an unbeatable location, this beauty is perched on the second floor of a secure, well-kept complex of just 12 apartments. A true hidden gem!

Inside, you'll find a spacious open-plan living and dining area, perfect for relaxing or



**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/5FT6FFB](http://ljhooker.com.au/5FT6FFB)

**Contact**

**Edward Lim**

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

entertaining. Large sliding doors open onto a roomy balcony, where you'll be treated to lush, green views of the neighbourhood - the ideal setting for your morning coffee, afternoon read, or evening unwind. It's your own private oasis, or the perfect space for hosting friends.

The open-plan kitchen is a blend of style and functionality, featuring modern appliances and plenty of space for all your culinary creations. Whether you're cooking for yourself or entertaining guests, this kitchen makes it all a breeze.

Both bedrooms are designed with comfort in mind, offering ample space and built-in robes for all your storage needs. The master bedroom is your own private retreat, complete with an ensuite for that extra touch of luxury and privacy.

The well-designed common bathroom serves the second bedroom and any guests, with a perfect mix of practicality and elegance.

To top it off, the apartment features a dedicated laundry room, keeping your living space tidy and organised. Plus, with NBN installed and the high-speed FTTP option, you'll enjoy lightning-fast internet for everything from streaming to remote work.

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

- \* AMAZING Location with Awesome Lifestyle!
- \* So Convenient...
- \* Yes, super RELAXING...
- \* Built Year: 2012
- \* Total Built Up Area: 135m2 (which includes Living: 83m2, Balcony: 23m2, Front Verandah: 11m2, Carbay: 15m2 & Storeroom: 3m2)
- \* Large open plan living area
- \* Huge balcony
- \* Spacious & Well Proportioned
- \* Easy access to nearby public transport
- \* Perfect Lock & Leave
- \* Security parking for 1 vehicle
- \* Private, Low Maintenance & Secure
- \* Estimated Rental \$750/week
- \* and the list goes on...

#### Outgoings...

- \* Council Rate: app. \$1776.78 (FY 24-25)
- \* Water Rate: app. \$1,017.90 (FY 23-24)
- \* Strata Levies: app. \$1,050/q (which includes Admin: app. \$875/q, Reserve: app. \$175/q)

Currently tenanted until 19/3/25, then periodic at \$650/wk. Call or text listing agent, Edward Lim on 0408 929 655 for more info or to schedule your inspection.

\*\* 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.\*\*



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## More About this Property

<b>Property ID</b>	5FT6FFB
<b>Property Type</b>	Apartment
<b>Including</b>	Ensuite Toilets (2) Balcony Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport

**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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