



71/157-161 Hubert Street, East Victoria Park

CITY VIEWS THAT WILL TAKE YOUR BREATH AWAY!

7TH FLOOR / SUB-PENTHOUSE POSITION / AMAZING CITY VIEWS

Tenanted Until: 2 June 2027 @ \$550 per week
Investors - 6.2% yield

Wake up to an outlook that makes every day feel a little more special!

Perched high on the 7th floor in a sub-penthouse position, this light-filled apartment captures sweeping, uninterrupted views across the city skyline - an incredible outlook that is yours to enjoy from the generous balcony and one that cannot simply be built out.

And there is more to love inside. The apartment has recently been refreshed with brand-new carpets, fresh paint, a brand-new freestanding gas stove, new Hot Water system, meaning much of the hard work has already been taken care of. Whether you're looking for your first home, a secure city base or an investment property, this might just be the one

THE VIEW IS ONLY THE BEGINNING...

1 1 1

FOR SALE
Mid \$400,000's

VIEW
Sat 26th Sep @ 10:30AM - 10:55AM

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Positioned right at the end of the corridor, this apartment offers an enviable level of privacy with just one adjoining wall. Step inside and you will find a practical open-plan layout where the living, dining and kitchen areas all connect effortlessly, while the elevated position floods the home with natural light.

Then step outside...

The balcony is where this apartment really comes into its own. Those expansive city views are the star of the show, providing the perfect backdrop for your morning coffee, evening drink or quiet glass of wine.

- * 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//bPkmul6xqSSj>

PROPERTY HIGHLIGHTS

- 7th floor / sub-penthouse position with spectacular city views
- Generous balcony with sweeping, uninterrupted outlook
- Views that cannot be built out
- End-of-corridor position offering extra privacy with only one adjoining wall
- Light-filled open-plan living, dining and kitchen
- Air conditioning to living area - cooling only
- Freshly painted throughout
- Brand-new carpets to living and bedroom areas
- Functional kitchen with warm cork flooring and good storage
- Brand-new freestanding gas stove
- Spacious bedroom with double mirrored built-in robes
- Neat bathroom with shower, toilet and vanity
- Communal laundry facilities
- Lift access and stairwell
- Parking - unallocated, but plenty for everyone

Secure gated complex, originally built in 1963
Significant improvement underway throughout the complex, with balcony repainting, roof restoration and a new lift installation forming part of the external upgrade.

LOCATION, LOCATION, LIFESTYLE

Set in a sought-after pocket of East Victoria Park, you will have the best of everyday convenience close at hand.

Walk to the vibrant cafe strip, local shops, restaurants and an array of dining options. For those who like to keep active, Aqualife Leisure Centre is just moments away, with gym and pool facilities available year-round.

With convenient public transport and easy access to the Perth CBD, Curtin University and Perth Airport, the location makes this apartment equally appealing to owner-occupiers, investors, university students and those looking for a convenient Perth base.

WHO WILL LOVE THIS ONE?

Whether you are a first home buyer looking to get into the market, an investor chasing a strong rental opportunity, a country buyer wanting a Perth base, or a parent securing accommodation for a university student, this apartment offers plenty to consider.

But ultimately, it is that elevated position and those incredible city views that make this property stand out from the crowd.

Come and see the outlook for yourself - you may find it's the view you've been waiting for.

Council Rates PA - \$1,650 approx

Water Rates PA - \$877.62

Water usage: included

Electricity supply/usage: issued by Strata

Gas supply/usage: issued by Strata

Strata Levies PER QUARTER

Admin - \$800.00

Reserve - \$200.00

MORE DETAILS

Property ID 5H7DFFB
Property Type Apartment

Diane Sheppard 0420 216 066

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

Michael Sheppard 0433 275 080

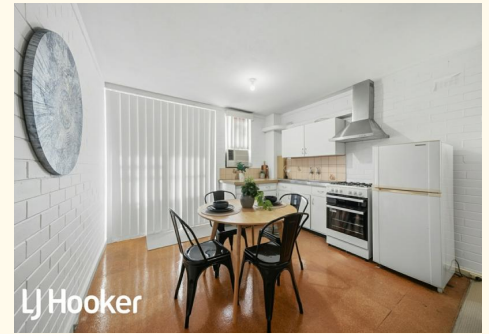
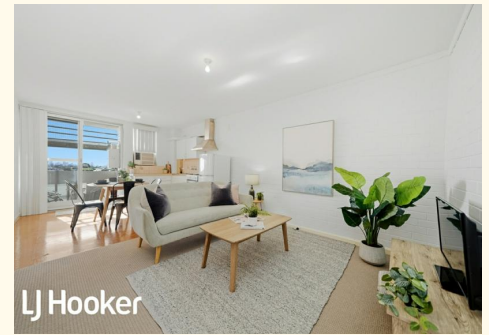
Sales Consultant | michael.sheppard@ljhvicpark.com.au

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





E. & O.E. All measurements are approximate and should be checked on site