



East Victoria Park, 8/147 Hubert Street

PERFECTION!

Proudly presented by Edward Lim...

Step into a world where convenience and comfort dance together in perfect harmony! This stunning 2-bed, 1-bath apartment is nestled on the ground floor of a beautifully kept building.

Imagine living just a short stroll away from the best the neighbourhood has to offer - including quaint cafes, buzzing bars and dining spots. And with easy access to public transport, you can zip over to the City, Optus Stadium, or Curtin University in a flash!

Inside, the open-plan design is a breath of fresh air - spacious, functional, and perfect for any lifestyle. The kitchen is a dream for entertaining, whether you're hosting a lively dinner party or savouring a quiet meal. The living area spills out to a peaceful courtyard -ideal for unwinding after a long day.

2 1 1

For Sale

**FROM \$400 K ++

View

ljhooker.com.au/5F4ZFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au



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**

Both bedrooms are roomy and come with built-in robes. The master suite is a haven of relaxation, with direct access to a chic bathroom featuring a vanity, shower, and WC. Plus, the discreetly tucked-away laundry near the entrance adds an extra touch of practicality.

But wait, there's more! Enjoy exclusive parking, gated security, a reverse cycle split system for year-round comfort, and super-fast NBN (FTTP) to keep you connected at lightning speed.

Priced to perfection in a well-managed complex, this is the kind of opportunity that doesn't come around often! Whether you're hunting for a smart investment, your first home, or a cosy downsizing option, this property is a must-see.

The Property and What We Love!?

- * Built Year: 1981 with a Build-Up Area: 59 m2
- * Two spacious bedrooms with built-in robes
- * An open-plan & functional design that maximises space
- * Secure parking
- * Reverse cycle air conditioning split system in the living space
- * Take a refreshing dip in the sparkling pool
- * Easy access to nearby public transport
- * A gated complex ensures top-notch security
- * Excellent rental return with estimated rental \$570-\$590/week

Outgoings:

- * Council Rates: app \$1,542.43 (FY24-25)
- * Water Rates: app \$969.29 (FY23-24)
- * Strata Levies: app \$675/q (incl Admin: \$650/q + Reserve: \$25/q)

Don't just take our word for it-come see it for yourself! For more information or to arrange a viewing, contact listing agent, Edward Lim at 0408 929 655.

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

Property ID	5F4ZFFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Secure Parking Fully Fenced Pool

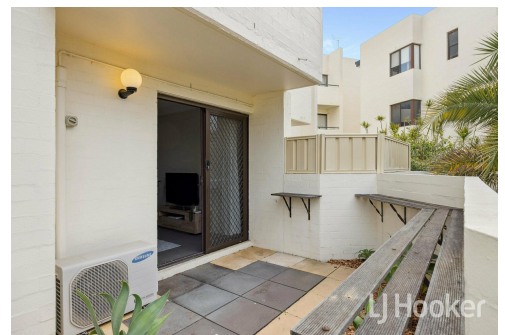
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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