



## East Victoria Park, 9/990 Albany Highway

It's All About Location, Location, Location.

Proudly Presented by Fulton Borthwick

This light & bright TOP FLOOR apartment is situated in the professionally managed "D'Albany" complex located opposite the iconic Edward Millen Park, & has security gates, keylock pedestrian entrance and a parking bay with remote-control access

The apartment is move in ready & owners have carried out several upgrades, including:

- \* Freshly painted throughout with neutral colour palate
- \* New cooktop
- \* New rangehood
- \* New vanity to ensuite
- \* New Daikin reverse cycle aircon
- \* New GPO covers



**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**  
From \$475,000

**View**  
[ljhooker.com.au/5FHQFFB](http://ljhooker.com.au/5FHQFFB)

**Contact**  
**Fulton Borthwick**  
0481 194 439  
[fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@ljhvicpark.com.au)

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(WA)  
(08) 9473 7777**

- \* New Rheem 80L hot water system
- \* New carpets
- \* New window treatments

The location is ULTRA CONVENIENT! Walk to The Balmoral Hotel & dine at Perth's best cafes & restaurants & be spoilt for grocery shopping at the Vic Park Growers markets, Swansea Street, Coles, or Aldi. There is also a medical centre within walking distance

Take a short bus ride into Curtin Uni, the CBD, or Perth Stadium to watch sporting or major entertainment events. There are bus stops right in front of the complex

A great opportunity to get your foot in the door in this high demand suburb, & is compelling viewing whether you are an owner occupier or investor

Features include

- \* Open plan kitchen / living / dining
- \* Easy care tiled flooring in entry, kitchen/meals/living with Daikin split aircon servicing this space.
- \* Kitchen with Euro Pelonis gas cooktop, Euro rangehood, Westinghouse oven, double s/steel sink, pantry, & ample bench & under bench cupboard space.
- \* Master with double built in robes, well-appointed ensuite with updated vanity.
- \* 2nd bedroom with double built in robes
- \* All bedrooms are carpeted and lockable
- \* Family bathroom incorporating laundry
- \* Balcony
- \* One allocated car bay
- \* Lockable storeroom
- \* NBN installed (FTTH, the better one!)
- \* Secure, professionally managed complex
- \* FOR INVESTORS, rental estimate is \$650pw-\$680pw & is on Curtin University housing authority list of approved housing

Strata Configuration:

- \* Floor area: 81sqm
- \* Balcony: 3sqm
- \* Allocated car space: 14sqm
- \* Lockable store: 2sqm
- \* Total strata area: 100sqm

Outgoings:

- \* Council Rates: \$1,565.14pa (24/25FY)
- \* Water Rates: \$904.80 (FY 24/25FY)
- \* Strata Levies: \$787.50pq (which includes Admin: \$562.50pq & Sinking Fund: \$225pq)

Call Fulton on 0481 19 44 39 for inspection arrangements

\*We have obtained all information from sources we believe to be reliable; however, we



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## More About this Property

<b>Property ID</b>	5FHQFFB
<b>Property Type</b>	Apartment
<b>House Size</b>	81 m2
<b>Land Area</b>	100 m2
<b>Including</b>	Air Conditioning Balcony Secure Parking

**Fulton Borthwick 0481 194 439**  
Sales Consultant | [fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@ljhvicpark.com.au)

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