

## East Victoria Park, 10/964 Albany Highway

Rise & Shine with East Vic Park's Best at Your Doorstep!

**\*\*OPEN HOME CANCELLED!\*\***

Proudly Presented by Edward Lim

Imagine waking up to the tantalizing aromas of East Victoria Park's most popular cafes and restaurants, right at your doorstep. Need groceries? A quick stroll to Aldi or Coles in The Park Centre is all it takes. Feeling social? Meet friends for coffee, or celebrate a special occasion at one of the many vibrant restaurants and trendy bars, all within walking distance!



**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**

Please Call

**View**

[ljhooker.com.au/5E36FFB](http://ljhooker.com.au/5E36FFB)

**Contact**

**Edward Lim**

0408 929 655

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

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

Leave the car keys at home, convenience is king here...

This impeccably presented 1-bedroom apartment is your gateway to a vibrant and exciting lifestyle. Nestled on the second floor of a secure and well-maintained complex, it's perfect for young couples, singles, downsizers, and investors alike. Meet 10/964 Albany Highway!

Step inside to a spacious open-plan living and dining area, adorned with soft carpets and bathed in natural light. Sliding doors lead to a massive balcony, your own private oasis for soaking up the sunshine and enjoying the fresh air.

The open plan kitchen is a chef's dream, boasting both style and functionality, the ideal space to cook up culinary masterpieces and impress your guests.

The master bedroom is a haven of comfort and relaxation, offering ample space and a built-in robe for all your wardrobe essentials.

The stylish bathroom caters to both the master bedroom and guests. Tucked away behind double doors, a well-sized laundry room ensures mess-free living and out-of-sight dirty laundry.

And let's not forget the super-speedy NBN (FTTP - the good one!), perfect for both work and play.

But, that's not all...

- \* SUPERB Location with Awesome Lifestyle!
  - \* Ridiculously Convenient
  - \* Yes, very RELAXING
  - \* Built Year: 2013
  - \* Total Built Up Area: 96m<sup>2</sup> (which includes Living: 61m<sup>2</sup>, Balcony: 20m<sup>2</sup>, Carbay: 13m<sup>2</sup> & Storeroom: 2m<sup>2</sup>)
  - \* Spacious open plan living area
  - \* Large balcony
  - \* Well-proportioned throughout
  - \* Easy access to nearby public transport
  - \* Perfect Lock & Leave
  - \* Secure parking with private storeroom
  - \* Private, Low Maintenance & Secure
  - \* Estimate rental: \$500 - \$520/week
- & the list goes on...

Outgoings:

- \* Council Rates: app. \$1,627.61 (FY 2023 - 2024)
- \* Water Rates: app. \$956.90 (FY 2022 - 2023)
- \* Strata Levies: app. \$959.44/q (Q4 2023, which includes Admin: \$717.75/q & Reserve: \$241.69/q).

This is your chance to invest, downsize, or own your first home in a vibrant and convenient location. Presently leased to great tenants for \$450/week until 11/4/2024. Don't miss out, contact listing agent, Edward Lim on 0408 929 655 for



**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**

more information or to arrange a viewing and start living your best life in East Vic Park!

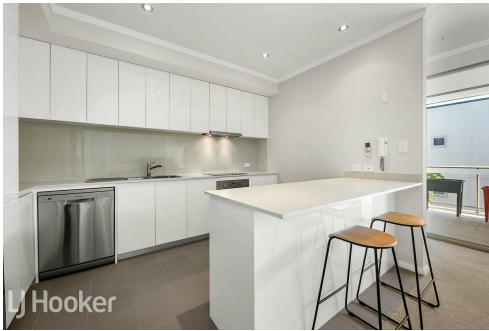
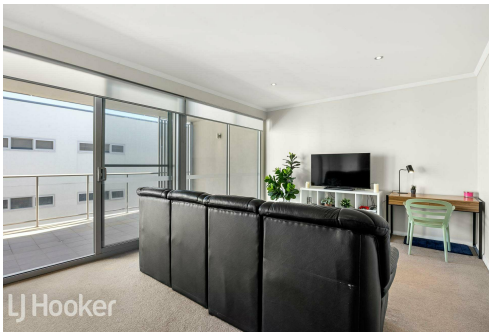
\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*

## More About this Property

Property ID	5E36FFB
Property Type	Apartment
Land Area	96 m²
Including	Air Conditioning Toilets (1) Balcony Built-in-Robes Secure Parking

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

**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**  
288 Albany Highway, VICTORIA PARK WA 6100  
[victoriapark-belmontwa.ljhooker.com.au](mailto:victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@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**