

East Victoria Park, 8/8 Basinghall Street

Modern Charm & Unparalleled Convenience!

Proudly Presented by Edward Lim

Meet 8/8 Basinghall at The Brixton, a contemporary haven that redefines comfort and convenience. Nestled within this boutique development, discover a superb 1-bedroom ground floor apartment in the heart of sophistication. The complex boasts only 36 meticulously designed apartments, all enveloped around a lush open-air atrium. This unique setting seamlessly combines the vibrancy of city living with a serene and tranquil ambiance. Immerse yourself in the modern charm and unparalleled luxury of this exceptional residence.

Featuring a spacious open-plan living and dining area adorned with sleek



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For Sale

Please Call

View

ljhooker.com.au/5E78FFB

Contact

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LJ Hooker Victoria Park | Belmont (WA)

(08) 9473 7777

wooden flooring, exuding a modern and inviting ambiance. Unlock the potential of large sliding doors that lead to a generously sized courtyard, where a super low-maintenance garden bed awaits, crafting a tranquil atmosphere akin to your own personal oasis. This inviting space is perfect for leisurely sipping morning coffee or hosting your next dinner party. Revel in the perfect blend of comfort and style right at your doorstep.

The open plan kitchen is a delightful blend of style and practicality. Plus, with modern appliances and ample space, whipping up a culinary masterpiece or entertaining guests has never been this effortless. There is also huge laundry room cleverly positioned beside the kitchen. This makes it perfect for stashing away any laundry clutter, keeping your living areas organised and uncluttered.

The master bedroom is nothing short of a sanctuary of space, expertly designed with your comfort in mind, and features handy built-in robes to keep your wardrobe organised. Taking it up a notch, it not only provides ample space but also granting direct access to the courtyard, letting you step out and enjoy the fresh air at your leisure. For that extra touch of luxury, the bathroom is designed with both functionality and elegance in mind, ensuring it caters to your needs and impresses your visitors.

Location wise, this one is a winner! Discover the unparalleled convenience of effortlessly grabbing your everyday essentials from your private, peaceful and secure apartment home. Whether you're enjoying a laid-back family get-together over a piping hot cup of coffee or celebrating special moments with friends at the charming restaurants and cosy small bars, everything is just a leisurely stroll away. The best part? No need to worry about parking, leave your car behind and relish in these delightful experiences just a short walk away. Don't wait any longer, start savouring the ease and joy today!

The Property & What We Love?!

- * Exceptionally Located with Amazing Lifestyle!
- * Ridiculously convenient...
- * Yes, super RELAXING & so quiet, shhh!
- * Built Year: 2023, Almost Brand New!
- * Total Built Up Area: 99m² (which includes Living: 56m², Courtyard: 29m², & Car bay: 14m²)
- * Low density complex (only 36 meticulously designed apartments)
- * Large open plan living area
- * Not 1 but 2 reverse cycle split system
- * Full height tiling in bathroom
- * Full size open plan kitchen with island bench (stone benchtop throughout)
- * Clothes washing machine & dryer are included
- * Huge private courtyard with direct access to carport
- * Spacious & Well Proportioned
- * Easy access to nearby public transport
- * Perfect Lock & Leave
- * Secure parking for 1 vehicle
- * Private, Low Maintenance & Secure
- * Ridiculously low strata levies!



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- * Estimated rental: \$580 – \$600/week
- * and the list goes on....

Outgoings:

- * Council Rates: app. \$1,499.23 (FY 2023 – 2024)
- * Water Rates: app. \$306.61 (01/07/2023 to 29/02/2024)
- * Strata Levies: app. \$421.55/q (which includes Admin: \$410.85/q + Reserve: \$10.70/q)

Whether you are looking for an investment, your first home or something you can downsize into, you need to inspect this. For more information or to view this property, please contact listing agent, Edward Lim on 0408 929 655.

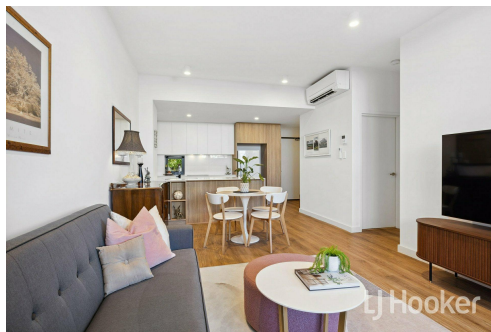
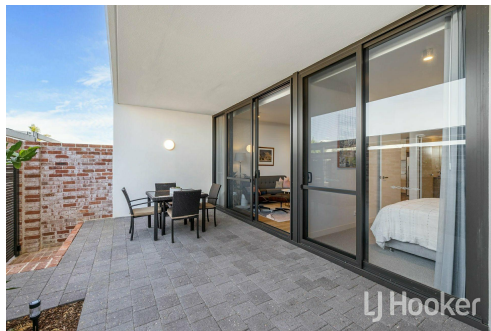
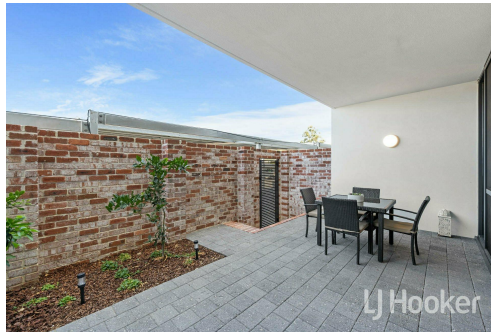
** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **

More About this Property

| | |
|---------------|------------------------------------------------------------------------------------------------------------|
| Property ID | 5E78FFB |
| Property Type | Apartment |
| Including | Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Built-in-Robes Secure Parking |

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