

## East Victoria Park, 961A Albany Highway

### RARE FIND!

Proudly Presented by Edward Lim.

Get ready to fall in love with a lifestyle full of energy & fun right here in the heart of East Vic Park! Nestled in a charming complex of just 3, this street-front gem combines stylish indoor & outdoor living with all the comforts of modern life.

Start your mornings with a stroll to one of the many quirky cafes just outside your door, & evenings exploring the endless dining options along Albany Highway - you'll never run out of places to try! And when you need some nature, Edward Millen Park is a quick walk away. With shops, medical centres, gyms & public transport, city life is just a hop, skip & a jump away.

Walk into the sophisticated living area that's perfect for hosting gatherings or kicking back after a long day. The open-plan kitchen & dining area are designed for great meals -



**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.

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**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5F7HFFB](http://ljhooker.com.au/5F7HFFB)

**Contact**

**Edward Lim**

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

whether you're a seasoned chef or a culinary newbie, you'll love the stainless steel appliances, ample pantry space & the view of the delightful front courtyard.

Step outside into your personal sanctuary, a low-maintenance courtyard that's perfect for morning coffees or sunset drinks.

Upstairs, you'll find a second living area that's perfect for the kids, extended family, or a private hideaway. Retreat to the master bedroom with its own ensuite & walk-in robe, your personal slice of heaven. The two additional spacious bedrooms also come with built-in robes ensuring everyone has their own cosy corner.

With NBN connectivity, automatic double garage & plenty of storage, this home is packed with everything you need.

#### The Property & Why It's Irresistible?!

- \* Built in 2007, renovated for modern luxury
- \* Survey Strata | Block Size: 161m2 with Build Up Size: 190m2
- \* 3 Bedrooms, 2 Bathrooms & 3 WCs
- \* Unbeatable location offering an enviable lifestyle
- \* Stylish open plan kitchen
- \* Impeccable quality in every detail
- \* Indoor & outdoor living spaces
- \* Automatic double garaging
- \* Lock up & leave with peace of mind
- \* Common driveway only shared by 2 homes
- \* Estimated rental: \$840-\$860/wk

#### Outgoings:

- \* Council Rates: app. \$2077.47 (FY24-25)
- \* Water Rates: app. \$1142.34 (FY23-24)
- \* Common Insurance: app \$1770.33/year

Ready to make 961A Albany Highway your new home? Contact Edward Lim on 0408 929 655 today!

\*\* 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	5F7HFFB
Property Type	House
Including	Toilets (3)

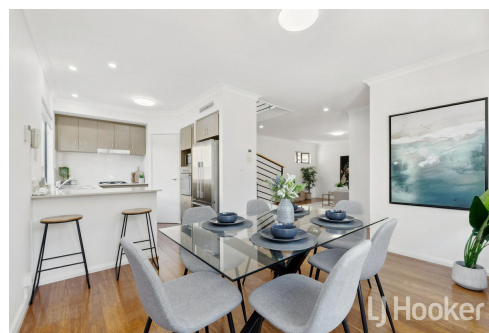
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