



13e/159 Hector Street, Osborne Park

## UNDER CONTRACT

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Positioned on the first floor at the quiet southern end of a secure, well-maintained complex, this modernised apartment presents an outstanding opportunity for investors and future owner-occupiers alike. Offering immediate rental income with genuine long-term appeal, it's a low-maintenance asset in a tightly held inner-north location.

The home has been tastefully updated and is light, bright, and welcoming throughout. Timber-look flooring flows seamlessly across the living, dining, kitchen and bedroom, while a north-facing orientation ensures excellent natural light and ventilation. The open-plan living area is complemented by reverse-cycle air conditioning and a pleasant outlook over the established communal gardens, creating a calm and comfortable atmosphere.

Currently leased at \$550 per week until 12 November 2026, the property delivers steady returns from day one, with flexibility to re-lease or move in at lease end.

Features Include:

- Level 1, North-facing in the "Hector Gardens" complex

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**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Subiaco  
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 **LJ Hooker**

- 1 bed, 1 bath, 45m<sup>2</sup> internal + exclusive use balcony
- 1 allocated car bay for resident use, ample visitor parking, plus additional street parking
- Built circa 1969, renovated circa 2017
- Timber-look flooring throughout living, dining, kitchen & bedroom
- Modern kitchen with generous bench and cupboard space
- Open-plan layout
- Clean, well-presented interiors
- North-facing orientation with excellent natural light
- Reverse-cycle air conditioning to living area
- Bedroom with garden outlook and ensuite access
- Communal laundry and washing lines within the complex
- Provision in kitchen for installation of a washing machine (at purchaser's discretion)
- Fantastic tenant in place - leased at \$550 per week until 12/11/2026

#### Outgoings (approx.):

- Council Rates: \$1,507 p/a
- Water Rates: \$1,001 p/a
- Strata Levy: \$503 p/q
- Reserve Levy: 119 p/q

Located less than 10 kilometres north-west of the Perth CBD, this vibrant and well-connected suburb offers the perfect balance of lifestyle and convenience. Enjoy easy access to the Mitchell Freeway, public transport options including Glendalough Train Station, and a host of local amenities. From the buzzing Main Street café strip to nearby shopping hubs at Innaloo and Dog Swamp, plus green open spaces like Herdsman Lake and Robinson Reserve, everything you need is within easy reach.

**Disclaimer:** All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoing are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

#### MORE DETAILS

Property ID	88VHNF
Property Type	Unit
Land Area	45 m <sup>2</sup>
Including	Air Conditioning
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows

#### Joel Cooper 0488 242 283

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