



St James, 7/5 Welshpool Road

Your Dream Apartment Awaits!

Proudly Presented by Edward Lim

Welcome to 7/5 Welshpool Road, where your dream apartment awaits! This top-floor gem features a stunning balcony that overlooks a serene, tree-filled landscape within a secure, gated complex. Step inside, and you'll immediately feel at home in this beautifully renovated space, photos can't capture its true charm!

The kitchen is a chef's delight, boasting near new cabinetry (including overhead storage), a sleek double sink, a state-of-the-art gas cooktop, a built-in oven, and a dishwasher that makes clean-up a breeze.

The living area is an open-plan marvel, complete with a large reverse cycle aircon to keep you comfortable year-round. Glide through the double glass doors to your private balcony and soak in the tranquil views.



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.

2 1 1

For Sale
Please Call

View
ljhooker.com.au/5ENJFFB

Contact
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0408 929 655
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LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Retreat to the master bedroom, a spacious haven with wall-to-wall robes and a ceiling fan for those warm summer nights. The versatile second bedroom can easily transform into an office or guest room to suit your needs.

Perfectly situated at the corner of Welshpool Road and Norman Street, you're just steps away from the vibrant Vic Park cafe strip. With immediate access to Albany Highway and Welshpool Road, and only 700 meters from Oats Street train station, convenience is at your doorstep.

The Property & What We Love?!

- * Year Built: 1969 | Total Build Up Area: 62m2
- * Your own euro-laundry
- * Comfortable size living area
- * Balcony overlooking grassed BBQ area
- * Small complex of an 8
- * Top floor apartment
- * Allocated parking bay inside secure remote gated complex
- * Allocated lockup storage rooms
- * Double glazed windows for significant noise reduction
- * Secure, gated complex
- * Perfect lock & leave
- * Estimated rental \$500 - \$520/week, not bad eh?!

Excellent Location Benefits:

- * Easy access to Curtin University
- * Easy access to the Perth CBD
- * Walking distance to the well known Victoria Park cafe strip
- * Close to transport

Outgoings:

- * Council Rates: app. \$1,629.11 (FY 2023 - 2024)
- * Water Rates: app. \$862.77 (FY 2022 - 2023)
- * Strata Levies: \$677.40 /q (which includes Admin: \$477.40/q + Reserve: \$200/q)

Don't let this immaculate private residence slip through your fingers! Whether you're looking to own, invest, or downsize, this is a prime opportunity. Be sure to attend the next home open, it won't last long!

For more information or to schedule a viewing, contact listing agent Edward Lim on 0408 929 655. Discover the perfect blend of lifestyle and comfort at 7/5 Welshpool Road!

** 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	5ENJFFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Balcony Built-in-Robes Secure Parking Fully Fenced

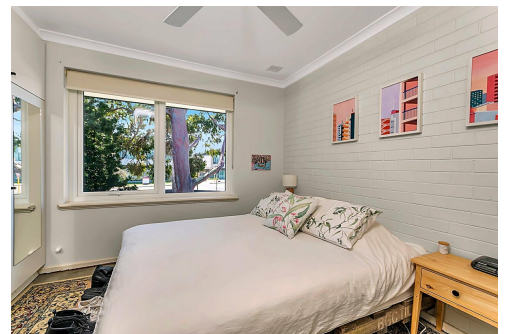
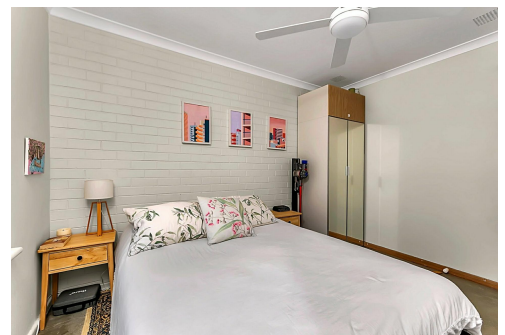
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