

## St James, 5/1045 Albany Highway

CLOSE TO EVERYTHING



Discover the perfect blend of comfort, convenience, and contemporary living in this charming 1-bedroom, 1-bathroom apartment. Situated in a prime location, this apartment offers a lifestyle of ease and accessibility, just moments away from all the amenities you could ever need.

Step inside to find a well-appointed bedroom, boasting ample space and privacy. The living area is equally inviting, with enough room for a dining table and a cozy couch, making it the ideal space for relaxing or entertaining guests.

We hope you like cooking because you are going to love this kitchen featuring modern appliances, plenty of bench space and cabinetry

Sliding doors lead you to your very own balcony, where you can bask in the sunshine or enjoy a peaceful evening drink while taking in the views of the surrounding neighbourhood.



**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**  
From \$289,000

**View**  
[ljhooker.com.au/5FGVFFB](http://ljhooker.com.au/5FGVFFB)

**Contact**  
**Shagun Ahuja**  
0439 399 955  
[shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

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

Located in the heart of St James, this apartment is just moments away from the vibrant East Victoria Park Cafe strip, where you can indulge in delicious dining options and trendy cafes. Westfield Carousel is also nearby, offering a plethora of shopping and entertainment opportunities. Plus, with Curtin University just a short distance away, this apartment is perfect for students or young professionals looking for a convenient and stylish place to call home.

Currently vacant & Rental potential \$450 per week

TO MAKE AN OFFER PLEASE COPY THE URL IN YOUR WEB BROWSER AND FOLLOW THE PROMPTS

<https://prop.ps//w5RxNo0sibki>

Outgoings:

- \* Council Rates - \$1,400 per annum (Approx.)
- \* Water Rates - \$963.41 per annum (Approx)
- \* Strata Levies per QTR (Admin - \$500 & Reserve \$291.70)

Don't miss out on the chance to own this fantastic apartment in one of St James' most sought-after locations. Contact us today to arrange a viewing and start envisioning your future in this vibrant and thriving community.

## More About this Property

<b>Property ID</b>	5FGVFFB
<b>Property Type</b>	House
<b>House Size</b>	40 m <sup>2</sup>
<b>Land Area</b>	58 m <sup>2</sup>

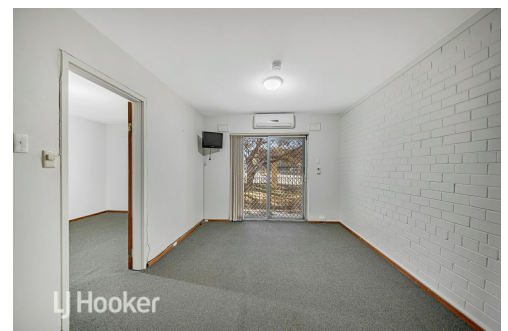
**Shagun Ahuja 0439 399 955**

Sales Consultant | [shagun@ljhvicpark.com.au](mailto:shagun@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:reception@ljhvicpark.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**