

# Victoria Park, 1/43 King George Street

LIVE WHERE IT HAPPENS!

Proudly Presented by Edward Lim...

Get ready to be swept off your feet because 1/43 King George is the kind of home that doesn't just tick boxes - it dazzles! Nestled in the heart of all the action, this contemporary charmer is where style, convenience, and comfort come together in perfect harmony.

Imagine stepping outside and finding yourself just moments away from the vibrant Vic Park strip, where mouthwatering restaurants, cosy cafes, and boutique shops are calling your name. Need a dose of nature? Stroll through nearby parklands or take in the stunning Swan River foreshore. And with the City, Curtin University, and Optus Stadium just minutes away - plus easy access to public transport - getting around is effortless. This isn't just a home; it's a lifestyle upgrade!

Step inside, and you'll be greeted by a spacious open-plan living and dining area, glowing



**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**  
**\*\*17 OFFERS RECEIVED!**

**View**  
[ljhooker.com.au/5FX6FFB](http://ljhooker.com.au/5FX6FFB)

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

with warmth and personality. The contemporary flooring adds a stylish touch, setting the perfect stage for everything from lazy Sunday mornings to lively dinner parties. And the kitchen? A dream come true! With modern appliances, ample bench space, and a layout designed for both function and fun, cooking here feels more like a pleasure than a chore.

The master bedroom is your private retreat - bright, airy, and complete with a built-in wardrobe and its very own ensuite. And because practicality is key, the laundry is neatly tucked away inside, making life just that little bit easier.

Of course, we can't forget the extras! Reverse-cycle air conditioning keeps things comfy all year round, secure parking gives you peace of mind, and the ultra-fast FTTP NBN connection means uninterrupted streaming, working, or gaming. Plus, being part of a low-density, gated complex means you'll enjoy an added layer of privacy and tranquility.

Currently rented to a reliable tenant at \$480/week until 30/10/25, this home is an absolute winner for downsizers, first-time buyers, FIFO workers, or investors looking for a fantastic opportunity.

Why do we adore it? Let us count the ways:

- \* Built Year: 1965 with Living Space: 61m<sup>2</sup> | Classic Charm with a cosy feel
- \* An open plan & functional design that maximises space | No waster corners here!
- \* Enjoy the serenity of this quiet haven while living in an amazing lifestyle!
- \* Talk about a prime location! You'll have easy access to nearby public transport with all the conveniences at your fingertips
- \* Secure parking | Your previous vehicle will be safe & sound
- \* Low maintenance & private | Spend less time worrying & more time enjoying
- \* A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed
- \* Excellent rental return | Estimated rental \$500 - \$530/week

Outgoings:

- \* Council rates: app. \$1,854.53 (FY 24-25)
- \* Water rates: app. \$751.99 (FY 23-24)
- \* Strata Levies: app. \$920.84/qtr (incl Admin: \$833.34 /q & Reserve: \$87.50/q)

Ready to unlock your next adventure? Call or text listing agent, Edward Lim on 0408 929 655 and let the magic begin!

\*\* 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

<b>Property ID</b>	5FX6FFB
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Close to Schools Close to Shops Close to Transport

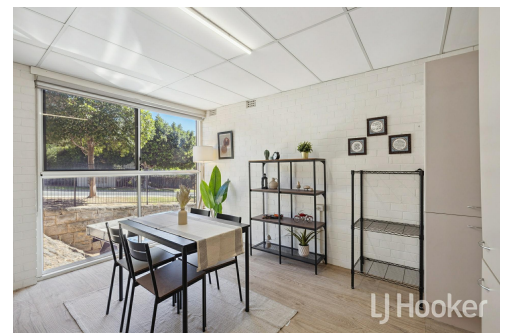
**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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