



Victoria Park, 10/45 Leonard Street

VIEWS & VIBES!

Proudly Presented by Edward Lim...

Looking for a place that truly has it all? Say hello to your dream lifestyle, where brunch spots, boutique stores, leafy parks, and riverside walks are just a short stroll away. Craving city buzz but love a peaceful home base? You've found the one. This fully renovated gem puts you right where you want to be, with city-bound buses nearby and the Swan River practically calling your name.

Tucked away on the second floor of the sought-after Washington Gardens, this light-filled two-bedroom beauty is more than just an apartment-it's your own private slice of urban luxury. Double-glazed windows frame sweeping city views and bathe the interiors in glorious natural light.

Inside, the open-plan living and dining space welcomes you with warm wooden floors and



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For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FYBFFB

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(WA)
(08) 9473 7777**

flows seamlessly onto an enclosed balcony-your all-seasons escape for morning coffees, quiet reads, or sunset vino.

The open plan kitchen? It's a showpiece. Cleverly redesigned with stylish black tiled splashbacks, ample storage, and a stunning island bench that brings people together-whether it's a casual brekkie, a Friday night feast, or wine and cheese with friends, this is where memories are made.

And then there's the bathroom-oh yes, it's giving five-star hotel energy! Think sleek finishes, premium fittings, and that fresh, modern elegance you'd expect from a luxury stay. Add in a cleverly tucked-away laundry nook, and you've got convenience and sophistication all in one beautiful package.

Both bedrooms are generously sized, offering quiet comfort and plenty of space to unwind.

Plus, enjoy all the extras that make life just that bit sweeter-reverse-cycle air conditioning, secure parking, and a high-speed NBN (FTTP) connection to keep you connected and comfy all year round.

The Property & What We Love?!

- * Built Year 1970 | Build up area: 71m2
- * A dazzling two bedroom haven
- * Location, location, location | a perfect 10 for lifestyle living
- * Mesmerizing city views!
- * Uber convenient access to public transport (practically at your doorstep)
- * Secure, lock and leave living!
- * Covered parking with automatic gated access
- * Onsite CCTV for added security
- * Intercom access - right to your phone
- * NBN ready for seamless connectivity
- * Low maintenance and secure
- * Estimated rental \$600 - \$650/week

Outgoings:

- * Council rates: \$1,691.64 (24/25 FY)
- * Water rates: \$836.93 (23/24 FY)
- * Strata Levies: app. \$1,211.35/q (which includes Admin: \$721.05/q, Reserve: \$490.30/q)

This isn't just a move, it's a serious lifestyle upgrade. Ready to fall head over heels? Call or text listing agent, Edward Lim on 0408 929 655 and experience the magic of 10/45 Leonard Street.

Your elevated life starts now!

** 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	5FYBFFB
Property Type	Apartment
Including	Air Conditioning Floorboards City Views

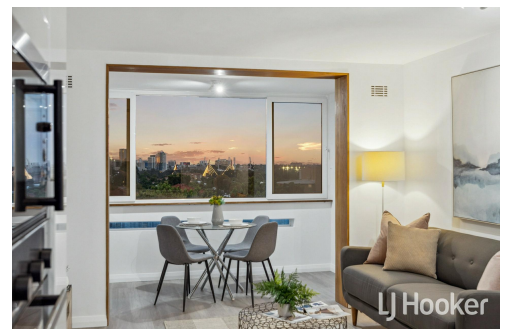
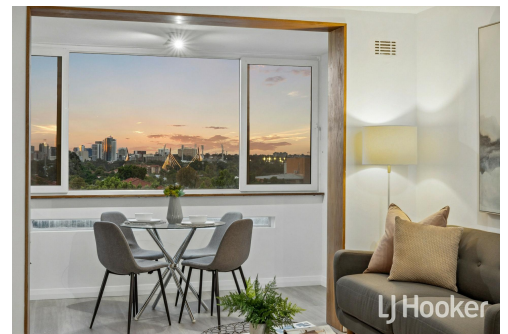
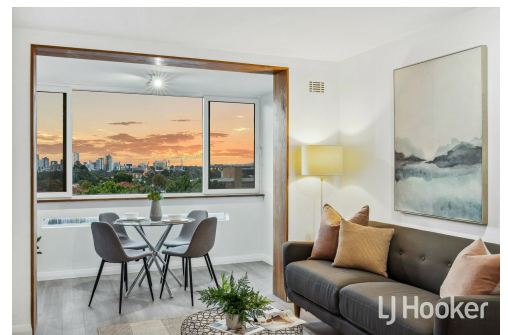
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