






10/642 Albany Highway, Victoria Park

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Perfect Hipster Abode in a Prime Cafe Strip Location!

Proudly Presented by Fulton Borthwick

Welcome to 10/642 Albany Highway - the perfect, "neat as a pin" 2-bedroom apartment offering lifestyle living in the heart of Vic Park.

Prepare to fall in love by this superb corner apartment that has been freshly painted internally, has new carpets, window treatments and new LED downlights installed. As you step inside, you'll be greeted by a spacious and modern open plan living area that seamlessly connects to an 8sqm balcony through floor-to-ceiling glass sliders.

The functional kitchen boasts ample overhead and under bench cupboards, Blanco oven and rangehood, and elect cooktop.

You will discover a great-sized master with mirrored built in robes and second bedroom also with built in robes. Both bedrooms have their own access to a balcony. There is an excellent sized well-appointed bathroom servicing the two bedrooms.

The location of this apartment is simply OUTSTANDING. Everything you need is within walking distance, making car-free living a breeze.

FOR SALE
MULTIPLE OFFERS RECEIVED!

AGENTS

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AGENCY

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

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**

Grab your groceries from the nearby Central Shopping Centre, meet up with family for a coffee, or indulge in celebratory meals at the plethora of restaurants and small bars conveniently located along the renowned Albany Highway Cafe strip. Catch public transport across the road into the CBD or to Perth stadium to enjoy major sporting events or music concerts or Crown complex to experience a variety of entertainment events or eatery delights.

Let's explore the property and highlight its outstanding features:

- Built Year: 2008
- Total Strata Area: 113 sqm (Living: 80sqm, Balcony:16sqm (2x8), Car Bay:13sqm, Storage:4sqm)
- Spacious and well-proportioned open plan living area
- Easy access to nearby public transport and every amenity one could wish for!

Perfect lock-and-leave property

- Secure undercover parking plus lockable storeroom
- Fully ducted Fujitsu reverse cycle aircon
- Separate laundry
- Offers a private, low-maintenance, and secure lifestyle.
- Estimated rental income of \$550 - \$600pw

Additional details include the following outgoings:

- Council Rate: Approximately \$1,763.84 (25/26FY)
- Water Rate: Approximately \$1,006.37 (01/07/24 to 30/06/25FY)
- Strata Levies: Admin \$561pq, Reserve \$132pq, Special Levy \$330pq

Whether you're searching for an investment opportunity, your first home, or a downsizing option, this property is must-see. For more information or to arrange a viewing, please contact Fulton Borthwick on 0481 19 44 39

MORE DETAILS

Property ID	5GCSFFB
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Secure Parking Security Access

Fulton Borthwick 0481 194 439

Sales Consultant | fultonborthwick@ljhvicpark.com.au

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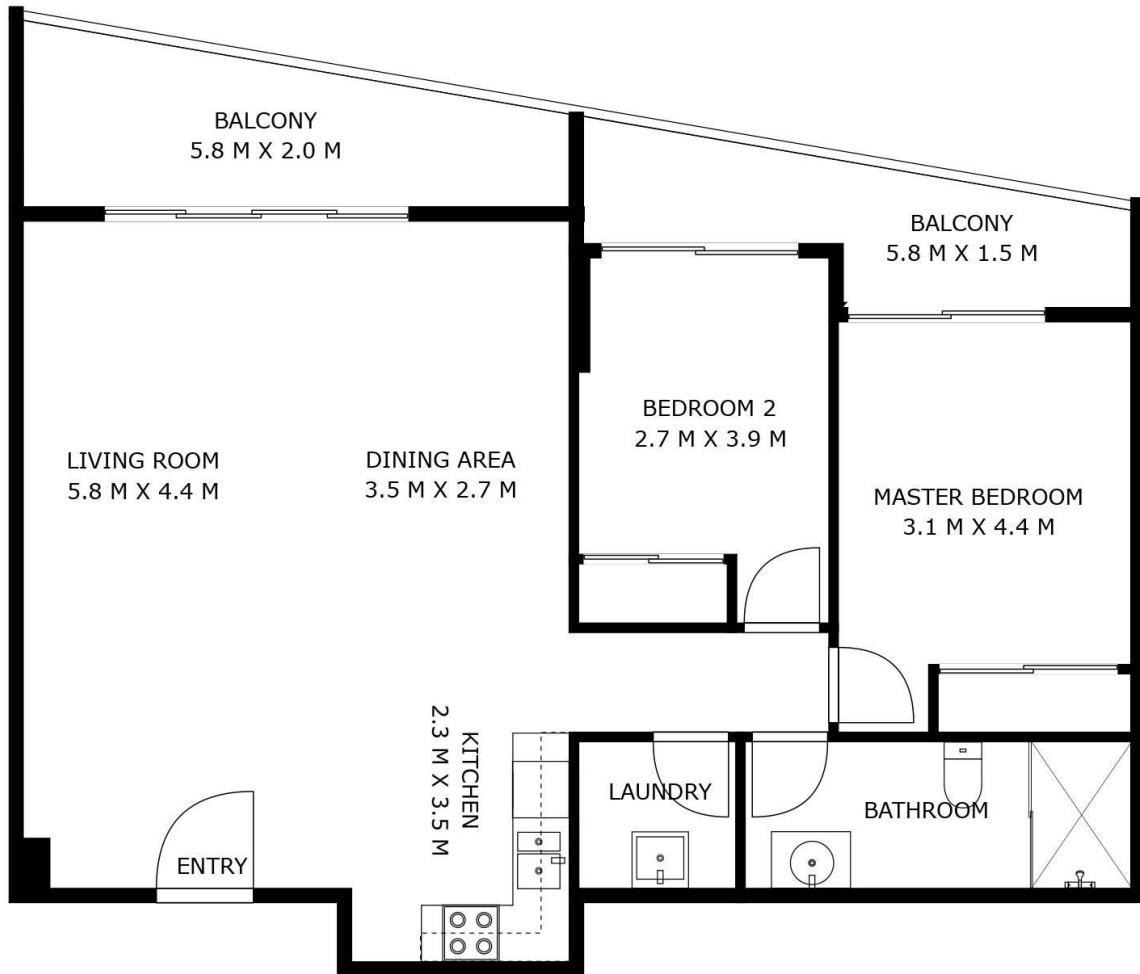
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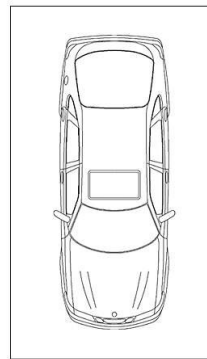
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CAR BAY



NOT ACTUAL LOCATION



NOT ACTUAL LOCATION

<i>Approximate Areas</i>	
Internal Living	80m ²
Balcony Combined	16m ²
Car Bay	13m ²
Storage	4m ²
Balcony	16m ²
Total Lot Size	113m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

www.victoriapark-belmontwa.ljhooker.com.au
www.perthrealestatemedia.com



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