



## Victoria Park, 11/44 McMaster Street

### YOUR OWN LITTLE ESCAPE!

Proudly Presented by Edward Lim...

Looking for the perfect mix of comfort and convenience? This charming two-bedroom apartment has it all! Whether you're a savvy investor, a young couple, a downsizer, or just searching for a cosy city-fringe retreat, this gem is calling your name.

Meet 11/44 McMaster! Perched on the first floor of a well-kept building, this home is just a short stroll from everything you need - trendy cafes, buzzing bars, leafy parks, great restaurants, and easy public transport links for a quick trip into the city. It's the ultimate lock-and-leave lifestyle with all the perks!

Step inside and feel instantly at home in the open-plan living space, bathed in natural light and complemented by sleek modern laminate flooring. Slide open the doors to your private balcony, where you can soak in the fresh air and enjoy glimpses of the city skyline - your

2 1 1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5FX4FFB](http://ljhooker.com.au/5FX4FFB)

**Contact**  
**Edward Lim**  
0408 929 655  
[edward.lim@ljhvicpark.com.au](mailto:edward.lim@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**

own little escape after a long day.

The kitchen is cleverly designed with plenty of storage and bench space, making meal prep a breeze. Both bedrooms are generously sized, complete with plush carpeting for extra comfort, while the master boasts a built-in robe for all your storage needs.

#### The Property & What We Love?!?

- \* Apartment Internal Living Area: 59.2sqm: Car Bay: 13sqm
- \* Two Bedroom apartment
- \* An open plan & functional design to maximise the space
- \* Undercover Car Park
- \* Communal Laundry
- \* Super low strata levies
- \* A hop, skip & a jump from the vibrant cafe restaurant strip
- \* Easy access to convenient public transport
- \* Minutes away from Curtin University, Swan River & Perth CBD
- \* In the catchment area of Victoria Park Primary School

#### Outgoings:

- \* Council Rates: app. \$1,527.29 (FY 24-25)
- \* Water Rates: app. \$791.69 (FY 23-24)
- \* Strata Levies: app. \$678.70/q (which includes Admin: \$578.70/q + Reserve: \$100.00/q)

Currently tenanted at \$570/week until 17/06/2025, this is an unbeatable opportunity for both homeowners and investors. Want to see it for yourself? Call or text listing agent, Edward Lim at 0408 929 655 today!

\*\* 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.\*\*

## More About this Property

Property ID	5FX4FFB
Property Type	Apartment
Including	Balcony Built-in-Robes Area Views 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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