

Victoria Park, 111/69 King George Street

ZEN VIBES!

**To inspect the property, meet the agent at the rear entrance, facing McMaster Street, Victoria Park **

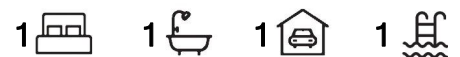
Presented with Pride by Edward Lim...

Step into the buzzing heart of Victoria Park, where contemporary style and urban living collide! Discover the perfect blend of energy and sophistication in one of Perth's most sought-after locations. With a vibrant mix of shops, trendy cafes, lively bars, and top-notch restaurants just moments from your door, you'll never run out of places to explore. Plus, city buses are conveniently nearby, and Curtin University is just a short trip away.

Welcome to your stylish urban retreat! Perched on the first floor, this gem invites you into a welcoming space where a spacious living area opens onto a cosy balcony - the ideal spot to relax and unwind after a busy day.



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 \$319 K ++

View
ljhooker.com.au/5FHBFFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

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

The thoughtfully designed interior caters to all your needs. The functional kitchen is a true delight, featuring ample space for meal preparation and effortless entertaining, complete with the added convenience of a versatile, extendable, and moveable breakfast bar.

The generously sized master bedroom serves as your peaceful hideaway, complete with an airy ensuite to help you recharge in style.

Whether you're working, studying, or relaxing, this home has all the essentials. Enjoy high-speed internet, take a dip in the sparkling pool, and make use of the convenient communal laundry - all designed to make your lifestyle effortless and enjoyable.

Here's what makes this property irresistible:

- * Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 54m2
- * Spacious one bedroom apartment
- * An open plan & functional design to maximise space
- * Modern internal lifts (yes, two!)
- * NBN Ready (FTTP - that's the good one!)
- * Perfect Lock & Leave lifestyle
- * Secure Parking, Communal Laundry, Sparkling Pool
- * Low Maintenance & Super Secure
- * Estimated Rental: \$480 - \$510/wk

Outgoings:

- * Council Rates: app. \$1548.29 (FY 24-25)
- * Water Rates: app. \$751.99 (FY23-24)
- * Strata Levies: app. \$640/q (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q)

Be quick, for more details and to view the property, reach out to Edward Lim at 0408 929 655.

* 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	5FHBFFB
Property Type	Apartment
House Size	54 m ²
Including	Toilets (1) Pool Balcony Secure Parking Close to Schools Close to Shops Close to Transport

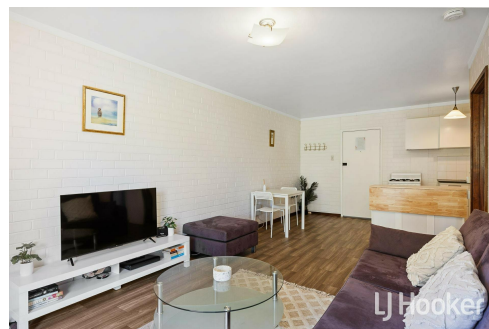
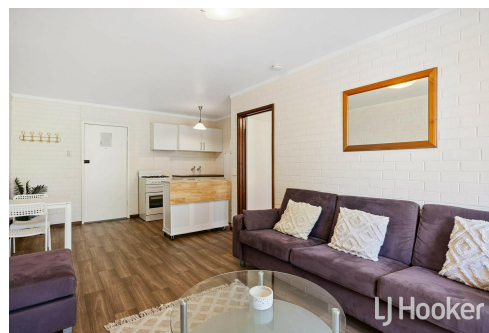
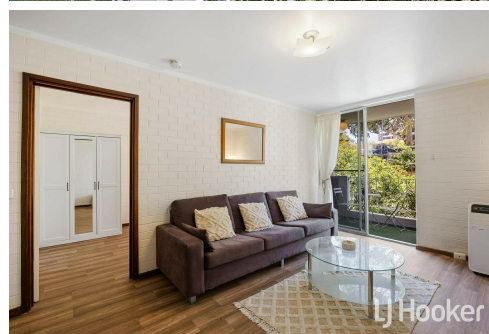
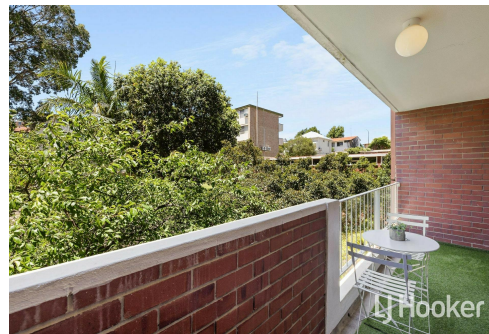
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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