



14/642 Albany Highway, Victoria Park

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Where Urban Energy Meets Executive Elegance

Presented By Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Positioned in the very heart of Victoria Park's thriving cafe and culinary scene, this sophisticated 2-bedroom, 2-bathroom residence offers a rare fusion of cosmopolitan living and refined comfort. Set within a boutique complex built in 2008, this apartment is a sanctuary of space, style and convenience - ideal for discerning professionals, downsizers, or investors seeking a premium foothold in one of Perth's most dynamic lifestyle hubs.

From the moment you step inside, you'll be struck by the generous proportions and thoughtful layout. Both bedrooms are oversized and appointed with built-in robes, while the master suite enjoys the privacy of a sleek ensuite. The second bathroom is equally well-appointed, servicing guests and bedroom 2 with ease - perfect for shared living or hosting in style.

The open-plan kitchen, dining and living zone is a masterclass in functionality and flow. With ample room for a full dining setting and lounge suite, it's a space that invites entertaining - or simply unwinding in comfort. The kitchen itself is modern and well-equipped,

FOR SALE
From \$625,000

AGENTS

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AGENCY

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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**

with quality appliances and plenty of storage, while the undercover balcony offers a tranquil retreat to enjoy your morning coffee or evening wine, elevated above the buzz of Albany Highway.

Exclusive Features Include:

- Expansive open-plan living with seamless indoor-outdoor connection
- Two oversized bedrooms with built-in robes
- Two stylish bathrooms, including private ensuite to master
- Secure undercover carport
- Covered balcony for year-round enjoyment
- Boutique complex with modern finishes
- Built in 2008 - contemporary yet timeless
- Currently leased at \$650 per week

Location Highlights:

- Walk to Victoria Park's best cafes, restaurants and bars
- Moments from The Park Shopping Centre and public transport
- Easy access to Curtin University and Perth CBD
- Surrounded by lifestyle, yet tucked away for privacy

Outgoings:

- Council Rates - Approx \$1800 per annum
- Water Rates - Approx \$1,050 per annum
- Strata Levies - Admin \$561 per QTR, Reserve - \$462 per QTR

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE USE THIS URL

<https://prop.ps//oQ0FTYHAVNdx>

Whether you're seeking a lock-and-leave city base, a high-performing investment, or a stylish home in the midst of it all - this is a rare opportunity to secure blue-chip real estate in one of Perth's most sought-after urban enclaves.

Inspection will impress. Enquire today to experience the lifestyle that awaits.

MORE DETAILS

Property ID	5GEKFFB
Property Type	Apartment
House Size	85 m2

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.