

14/8 Hordern Street, Victoria Park

## LIVING ON THE EDGE - STYLE, SPACE & CITY-FRINGE SOPHISTICATION

Welcome to The Edge, where lifestyle meets location in the heart of vibrant Victoria Park.

We are absolutely delighted to present this beautifully refreshed 3-bedroom, 2-bathroom, 2-car apartment, perfectly positioned on the first floor in a quiet and private pocket of this sought-after complex.

With only four apartments on this level, you will enjoy peace, privacy, and a wonderful sense of seclusion - all just moments from Perth's most exciting lifestyle precincts.

Freshly painted and fitted with brand-new carpets in the bedrooms, this home is move-in ready and waiting for its new owners.




- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/zIJfdeHQEnFK>

### APARTMENT FEATURES:

- Built in 2010
- Light-filled open-plan living, dining & kitchen flowing seamlessly

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.

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**FOR SALE**  
\$875,000

### AGENTS

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### AGENCY

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

 **LJ Hooker**

- onto a generous 23sqm balcony
- Floor-to-ceiling windows with byfold sliding doors, delivering abundant natural light all year round
- Split-system air conditioning to the main living area
- Stylish kitchen with black stone benchtops, dishwasher, gas cooktop, electric oven that is only 6 months old, and excellent storage
- Spacious master bedroom with mirrored robes, ensuite & direct balcony access - also with split system air conditioning unit
- Bedrooms 2 & 3 both include built-in robes
- Bedroom 2 also opens onto the balcony
- Family bathroom with combined bath/shower and integrated laundry (dryer included)
- Double tandem car bays plus a SUPER large lockable storage unit
- Expected rental income - \$950 per week
- Victoria Park Primary school zone!!

#### RESORT STYLE COMPLEX FACILITIES:

- Impressive secure foyer entrance
- Residents' snooker / games room
- Stunning swimming pool, spa, sauna & shower amenities
- Generous visitor parking

#### LOCATION PERFECTION:

Set on the city fringe, The Edge delivers unbeatable convenience and lifestyle. Enjoy easy access to:

- Swan River & South Perth foreshore walks
- Burswood Peninsula, Crown Towers & Optus Stadium
- Bus routes right at your doorstep
- Underpass access to South Perth and the upcoming new Causeway Bridge connection

#### ALL THIS, AND YOU ARE MOMENTS FROM:

- " Victoria Park café strip —buzzing with dining, bars & boutique shopping
- Raphael Park & local reserves
- Victoria Park Primary School catchment
- Causeway transport interchange for effortless commuting

Stylish, spacious and superbly located - this is city-fringe living at its finest.

Contact Team Sheppard today to arrange your private inspection - opportunities like this don't last long!

#### DIMENSIONS:

Internals - 90sqm  
Balcony - 23sqm  
Car bays - 24sqm  
Store room - 8sqm

#### OUTGOINGS:

Council rates PA - +- \$2500  
Water rates PA - \$1,308.67

#### Levies PER QUARTER

Admin - \$1,353.00  
Reserve - \$270.60  
Total - \$1,623.60

## MORE DETAILS

Property ID 5GNGFFB  
Property Type Apartment

**Diane Sheppard 0420 216 066**

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FLOOR PLAN

**14/8 Hordern Street, Victoria Park**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.