



## Victoria Park, 203/69 King George Street

TAKE MY MONEY!

Proudly Presented by Edward Lim...

Discover the perfect blend of easy living and urban energy in one of Perth's most sought-after locations. Surrounded by trendy cafes, vibrant bars, boutique shops, and exceptional restaurants, you'll always find something exciting to explore. With city buses nearby and Curtin University just a short trip away, convenience is at your doorstep.

Positioned on the second floor, this inviting apartment welcomes you with a spacious, light-filled living area that flows seamlessly onto a private balcony. It's an ideal space to enjoy a peaceful morning coffee or relax with a drink in the evening. The open-plan kitchen is as functional offering plenty of room for meal preparation while the breakfast bar doubles as a great spot to entertain or enjoy casual dining.

The generously sized master bedroom serves as a tranquil retreat, complete with a bright



**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**  
OFFERS Over \$279 K ++

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

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

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

and airy ensuite designed for your ultimate relaxation. Adding to the appeal, the property features high-speed internet for seamless connectivity, a sparkling pool for hot summer days, and a convenient communal laundry to simplify your daily routine.

Everything you need is right here. Don't miss this opportunity to embrace the lifestyle you've been dreaming of!

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

- \* Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 54m2
- \* 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: \$470 - \$500/week

#### Outgoings:

- \* Council Rates: app. \$1,512.16 (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)

Presently tenanted by a reliable tenant for \$330/week until 21/11/25. For more information or to schedule a viewing, contact 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

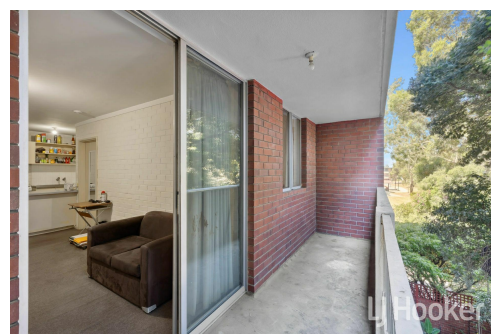
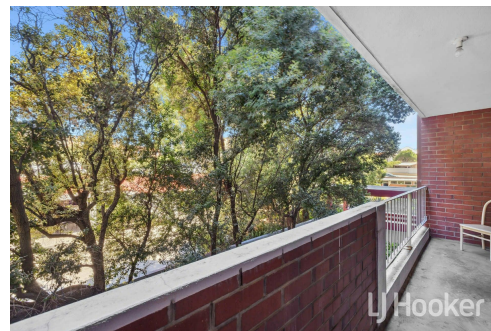
<b>Property ID</b>	5FMAFFB
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1) Balcony Pool

#### Edward Lim 0408 929 655

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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