

Victoria Park, 207/69 King George Street

DON'T MISS OUT!

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

Proudly Presented by Edward Lim...

Immerse yourself in the lively energy of Vic Park, where contemporary style meets modern elegance! Enjoy the best of city living with a touch of class, right in the heart of Perth's trendiest neighbourhood. Picture having an array of shops, cafes, bars, and dining options just steps away, with easy access to city buses and Curtin University just around the bend.

Welcome to your urban oasis! Head up to the second floor and enter a charming space, where a generous living area opens effortlessly to a cosy balcony - your private retreat from the bustle of everyday life.



For Sale

****\$300,000's ++**

View

ljhooker.com.au/5F9BFFB

Contact

Edward Lim

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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**

Inside, the thoughtful floor plan is designed with your comfort in mind. The kitchen, spacious and practical, is perfect for cooking up delicious meals and hosting loved ones. The large master bedroom is a serene getaway, complete with an airy ensuite to unwind in total comfort.

Whether you're working or relaxing, this home has everything covered - high-speed internet, a sparkling pool, and a convenient shared laundry just a few steps away, making life effortless and enjoyable.

The Property and What We Love:

- * Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 53m2
- * 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: \$450 - \$470/week, KA - CHING!

Outgoings:

- * Council Rates: app. \$1703.45 (FY 24-25)
- * Water Rates: app. \$751.99 (FY 23-24)
- * Strata Levies: app. \$640/q (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q)

Currently leased at \$350/week to a reliable tenant until 24/03/25. For more details, 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.*

More About this Property

Property ID	5F9BFFB
Property Type	Apartment
Including	Toilets (1) Balcony Fully Fenced Lift Installed Pool Security Access

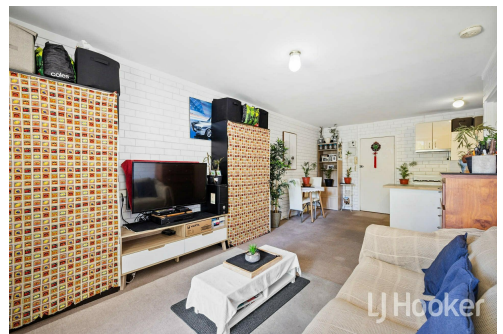
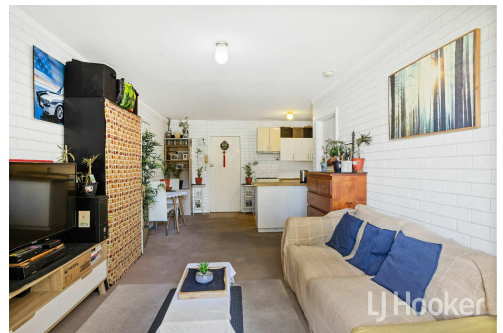
Edward Lim 0408 929 655

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