



Victoria Park, 309/69 Leonard Street

UNTAPPED POTENTIAL!

Proudly Presented by Edward Lim...

Step into a life of effortless style and urban excitement in one of Perth's most dynamic hotspots in the heart of Victoria Park. Meet 309/69 Leonard!

This practical third-floor apartment is more than just a home, it's a gateway to a vibrant lifestyle, with trendy cafes, buzzing bars, boutique shopping, and top-tier restaurants just steps away. And with city buses at your doorstep and Curtin University just a quick trip away, getting around is a breeze!

Inside, you'll find a spacious, sunlit living area that invites you to unwind or entertain, seamlessly flowing onto a private balcony, the perfect spot to sip your morning coffee or toast to the weekend under the stars.



For Sale
****MULTIPLE OFFERS RECEIVED!**

View
ljhooker.com.au/5FX2FFB

Contact
Edward Lim
0408 929 655
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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

The open-plan kitchen is not just practical but a great social hub, complete with a breakfast bar where you can chat, dine, or simply enjoy the space.

Your master bedroom is a serene retreat, offering a peaceful escape at the end of the day, while the bright and airy ensuite adds a touch of indulgence. Need fast internet? You got it. A communal laundry for added convenience? Check...

And here's the exciting part, this apartment has untapped potential! With a little creative touch, you can add value by updating the property and reap the rewards.

Whether you're looking for your dream home or a savvy investment, this is an opportunity you don't want to miss!

The Property & What We Love?!

- * Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 42m2
- * An open plan & functional design to maximise space
- * Internal elevator
- * NBN Ready (FTTP - that's the good one!)
- * Perfect Lock & Leave lifestyle
- * Secure Parking, Communal Laundry
- * Low Maintenance & Super Secure
- * Estimated rental: \$500/week

Outgoings:

- * Council rates: app. \$1,512.16 (FY 24-25)
- * Water rates: app. \$751.99 (FY 23-24)
- * Strata Levies: app. \$696.80/qtr (incl Admin: \$511.25/q & Reserve: \$185.55/q)

Presently tenanted by a reliable tenant for \$300/week on a periodic lease. 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

Property ID	5FX2FFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Balcony Area Views

Edward Lim 0408 929 655
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