

Victoria Park, 4/52 King George Street

YOURS TO LOVE, YOURS TO LIVE!

** 1ST HOME OPEN, SUN 16TH MARCH **

Proudly Presented by Edward Lim...

Say hello to 4/52 King George Street - your perfect near-city bolt hole with space, style, and a location that's hard to beat! Nestled in a private and secure complex of 18 apartments, this ground-floor gem puts you right in the heart of everything Victoria Park has to offer!

Walk to the end of your street and savour the delights of Perth's most vibrant restaurant and café strip. With easy public transport access to the CBD, Optus Stadium, and Curtin Uni, plus stunning parks and the river just a short stroll away, this spot is all about lifestyle and convenience!



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FU3FFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au



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**

Step inside and be surprised by how spacious and light-filled this two-bedroom apartment is. Recently refreshed, the brand new open-plan kitchen is the heart of the home - packed with benchtop space, storage galore, and sleek finishes. Whether you're whipping up a feast or just enjoying your morning coffee, this kitchen makes every moment a pleasure!

The open-plan living and dining area is warm, inviting, and finished with modern wooden laminated flooring. With a wall-mounted air conditioning unit and seamless flow to your private outdoor area, it's the perfect spot to unwind after a long day.

Both bedrooms are generously sized, with the master boasting built-in robes. The light-filled bathroom is fresh and spacious, featuring a vanity counter, shower, and separate toilet - plus there's even a dedicated laundry room for that extra touch of convenience.

Extras? You bet! Enjoy exclusive-use parking, NBN (FTTP) connectivity, and a well-maintained complex that truly stands out from the rest.

This apartment is the one you've been waiting for - modern, move-in ready, and in an unbeatable location!

The Property & What We LOVE...

- * Two Bedroom Apartment
- * The Spaciousness, Internal Living Area: 68m2
- * Amazing Location & Lifestyle!
- * Literally footsteps to the vibrant cafe strip
- * Open-plan kitchen, dining & living area
- * Seamless indoor-outdoor living
- * Extra storage provided in kitchen
- * Large bathroom separate laundry area & toilet
- * Car park & NBN Ready
- * Easy access to nearby public transport
- * Super low strata levies
- * Low density complex
- * Low Maintenance, private & secure
- * Estimated rental: \$600 - \$630/week

Outgoings:

- * Council rates: \$1,608.15 (24/25 FY)
- * Water rates: \$882.18 (23/24 FY)
- * Strata Levies: app. \$685/q (which includes Admin: \$650/q, Reserve: \$35/q)

Inspection is a must. For more info or to view the property, contact listing agent, Edward Lim on 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.



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**

More About this Property

Property ID	5FU3FFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

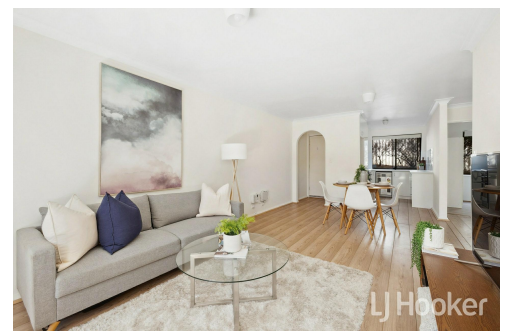
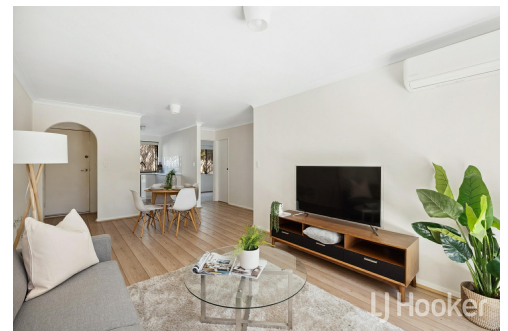
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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**