



Victoria Park, 4/81 Leonard Street

MOVE IN & MAKE IT YOURS!



Proudly Presented by Edward Lim...

Welcome to 4/81 Leonard Street, where vibrant city living meets unmatched convenience in one of Perth's most desirable locations. Surrounded by trendy cafes, buzzing bars, boutique shops, and top-notch restaurants, this address is your gateway to an exciting urban lifestyle. With city buses on your doorstep and Curtin University just minutes away, getting around has never been easier.

This ground-floor apartment offers a spacious and airy living area. The open-plan kitchen is designed to impress, providing ample space for meal prep and entertaining, with a versatile breakfast bar that adapts to your needs.

The master bedroom is a peaceful escape, featuring generous proportions and an ensuite filled with natural light, creating a serene spot to unwind. Modern amenities elevate your



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

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FMCFB

Contact

Edward Lim

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

living experience, including high-speed internet, and a convenient communal laundry for stress-free living.

The Property & What We Love?!

- * Built Year: 1979 | Apartment Total Build Up: 40m2
- * An open plan & functional design to maximise space
- * NBN Ready (FTTP - that's the good one!)
- * Perfect Lock & Leave lifestyle
- * Secure Parking, Communal Laundry
- * Low Maintenance & Super Secure
- * Estimated rental: \$450 - \$480/week, good right?!

Outgoings:

- * Council: app. \$1574.09 (FY24-25)
- * Water: app. \$780.36 (FY23-24)
- * Strata Levies: app. \$649.69/q (which includes Admin: \$587.19/q & Reserve: \$62.50/q)

Whether you're looking to move in, rent out, or add your personal touch, this property is brimming with potential. Don't miss your chance to make it your own.

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	5FMCFFB
Property Type	Apartment
Including	Toilets (1)

Edward Lim 0408 929 655

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