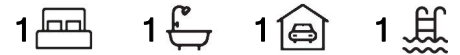


## Victoria Park, 402/69 King George Street

LIVE WHERE LIFE HAPPENS!



Positioned on the fourth floor and designed for easy living, this stylish corner apartment is your ticket to relaxed urban life - with a view to match! Picture yourself unwinding on the spacious balcony, sipping wine as the city skyline lights up the horizon. Meet 402/69 King George!

Inside, the layout is all about comfort and functionality. The open-plan kitchen flows effortlessly into the living area, making cooking and entertaining a breeze. The master bedroom is generously sized and features its own light-filled ensuite, giving you a peaceful space to relax and recharge.

You'll enjoy life's little luxuries here too - think high-speed internet, a sparkling swimming pool, and convenient shared laundry facilities that make everyday living feel effortless.

And the location? You're in the vibrant heart of Victoria Park, surrounded by cafes, bars,

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5G34FFB](http://ljhooker.com.au/5G34FFB)

**Contact**  
**Paula Lagrenade**  
0412 187 606  
[paula@ljhvicpark.com.au](mailto:paula@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.

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(WA)  
(08) 9473 7777**

and boutique shopping. Public transport is practically at your doorstep, putting the Perth CBD and Curtin University just minutes away.

### The Property & What We Love?!

- \* Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 54m2
- \* Spacious one bedroom corner apartment
- \* Million dollar views
- \* An open plan & functional design to maximise space
- \* Internal lifts (yes, two!)
- \* NBN Ready (FTTP - that's the good one!)
- \* Sparkling pool ready for summer
- \* Perfect Lock & Leave lifestyle
- \* Secure Parking, Communal Laundry
- \* Low Maintenance & Super Secure
- \* Estimated Rental: \$500/wk

### Outgoings:

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

This is the spot to be, and it's waiting for you!

Don't let this urban gem slip through your fingers!

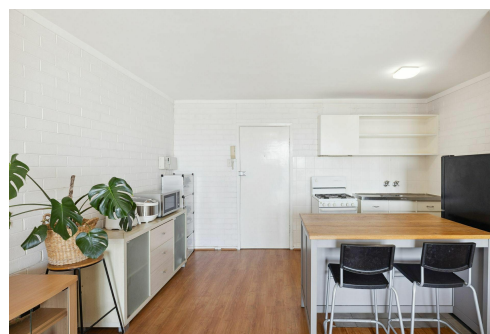
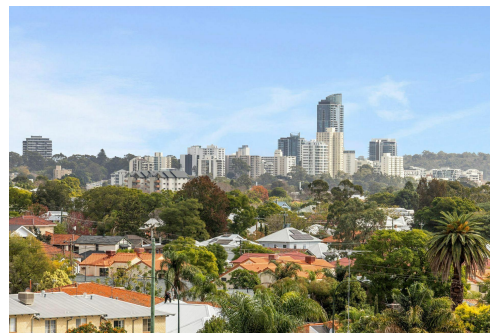
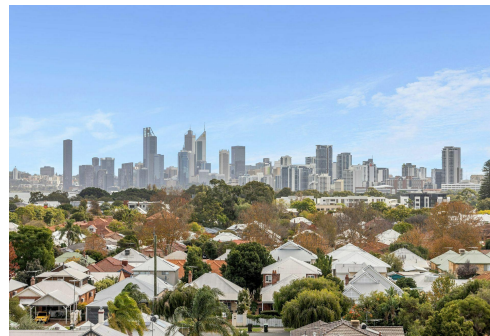
\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\*

## More About this Property

<b>Property ID</b>	5G34FFB
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1) Pool Balcony Area Views Close to Shops Close to Transport Lift Installed

**Paula Lagrenade 0412 187 606**  
Managing Director/Licensee | paula@ljhvicpark.com.au

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