

## Victoria Park, 408/69 King George Street CHIC, CENTRAL & YOURS!

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

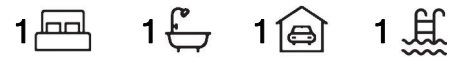
Proudly Presented by Edward Lim...

Picture yourself lounging on a spacious fourth-floor balcony, glass of wine in hand, bathed in the golden glow of sunset, as you marvel at breathtaking panoramic city views. This isn't just a home, it's your dream come true at 408/69 King George!

Step through the door, and you're greeted by a stylish, open layout that flows effortlessly. Whip up your favorite meals in the sleek, open-plan kitchen while staying connected to the action. The generous master bedroom is your own peaceful retreat, complete with an airy ensuite designed for ultimate relaxation. Whether you're hosting friends or unwinding solo, this place has it all!



**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**  
Please Call \_\_\_\_\_

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

**Contact**  
**Edward Lim**  
0408 929 655  
[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

Life here is as convenient as it is luxurious. You'll enjoy high-speed internet, a refreshing pool for those hot days, and an easy-access communal laundry to keep things hassle-free.

Plus, the location couldn't be better! Right in the heart of Victoria Park, you're a short walk from buzzing cafes, trendy bars, and all your favourite shops. Need to zip into the city or Curtin University? The bus stop is right outside, putting you just minutes from everything you need.

#### 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
- \* Modern 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, Sparkling Pool
- \* Low Maintenance & Super Secure
- \* Estimated rental: \$500-\$530/week

#### Outgoings:

- \* Council Rates: app. \$1,562.74 (FY 24-25)
- \* Water Rates: app. \$751.99 (FY23-24)
- \* Strata Levies: app. \$640/q (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q)

Presently tenanted by a reliable tenant for \$460/week until 17/05/25. Want to see it in person? Call listing agent, Edward Lim at 0408 929 655 today and make it yours before someone else does.

\* 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.



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## More About this Property

<b>Property ID</b>	5FGMFFB
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1) Pool Balcony Secure Parking Area Views

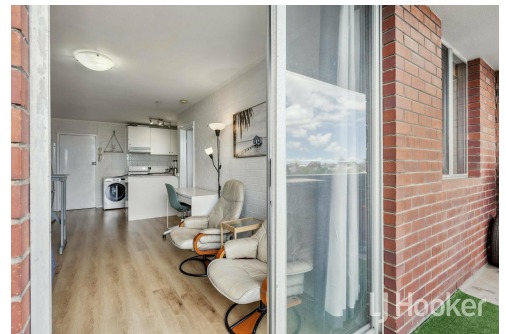
**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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