



## Victoria Park, 604/69 King George Street

### WHAT A RIPPER!



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

Proudly Presented by Edward Lim...

Discover the perfect spot to unwind and soak in the views from the expansive balcony of this beautifully presented apartment. Imagine sipping a glass of wine as the sun sets, all while taking in the panoramic city vistas. Positioned on the sixth floor, this apartment offers an open-plan living area that seamlessly connects to the full-width balcony, creating an ideal space for relaxation and entertainment. Welcome to 604/69 King George!

The spacious, custom-designed kitchen is perfect for those who love to cook and entertain. With generous bench space, modern appliances, and ample storage, this kitchen is both practical and stylish - ideal for preparing meals or hosting guests.



**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/5FTZFFB](http://ljhooker.com.au/5FTZFFB)

**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**

The generously sized bedroom comes with its own ensuite and features large windows that frame the same serene city views you'll find in the living area, creating a peaceful and calming atmosphere.

The ensuite is fresh and contemporary, with a vanity counter, shower, and high-quality fittings throughout.

Stay connected with ease thanks to the NBN, providing fast internet perfect for both work and play. Plus, enjoy year-round comfort with the reverse-cycle split air conditioning in the living area, keeping you cool in the summer and warm in the winter.

When it comes to location, you can't beat this one. Just a short walk to the lively cafes, bars, shops, and restaurants of one of Perth's most sought-after streets. With easy access to city buses and only minutes from the CBD and Curtin University, convenience is at your doorstep.

#### The Property & What We Love?!

- \* Apartment Build Up Area: 53m<sup>2</sup>
- \* Stunning One Bedroom apartment
- \* Million-dollar views!
- \* So well presented, you'll be impressed!
- \* Air conditioning system
- \* An open plan & functional design to maximise space
- \* Modern internal lifts (not 1 but 2 of them)
- \* NBN ready & secure parking
- \* SPARKLING pool
- \* Communal Laundry
- \* PROMINENT Location!
- \* SUPERB Lifestyle
- \* PEACEFUL & QUIET...
- \* Easy access to nearby public transport

#### Outgoings:

- \* Council Rates: \$1512.16 (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)

Currently tenanted on a fixed lease at \$500/week until 06/3/2026. For more details or to schedule a viewing, contact Edward Lim on 0408 929 655.

\*\* 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

Property ID	5FTZFFB
Property Type	Apartment

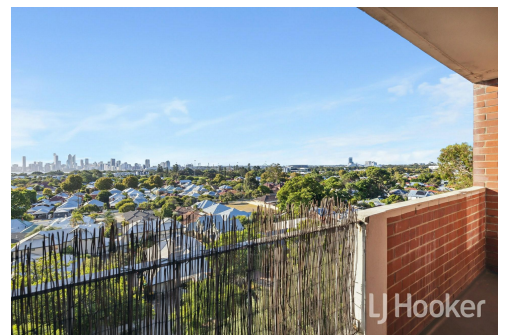
**Edward Lim 0408 929 655**

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