



## Victoria Park, 609/69 King George Street

DON'T MISS OUT!

\*\* 1st Inspection Sat, 11/1/25. To inspect the property, meet the agent at the rear entrance on McMaster Street, Victoria Park.

Proudly Presented by Edward Lim...

Welcome to a home where contemporary style and urban energy meet in one of Perth's most sought-after locations. Surrounded by trendy cafes, vibrant bars, boutique shops, and top-tier restaurants, you'll never run out of exciting places to explore. With city buses nearby and Curtin University just a short trip away, convenience is part of the package!

Perched on the sixth floor, this inviting home features a spacious living area that flows seamlessly onto a cosy balcony. It's the perfect spot to start your day with a coffee or wind down in the evening.



**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FJJFFB](https://l.jhooker.com.au/5FJJFFB)

**Contact**

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto: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**

The functional open plan kitchen offers plenty of room for meal prep and entertaining. Complete with a breakfast bar, it's as versatile as it is stylish, adapting to your lifestyle with ease.

The generously sized master bedroom provides a peaceful retreat, complemented by a bright and airy ensuite for your ultimate relaxation.

Enjoy the perks of high-speed internet, a sparkling pool for hot summer days, and a convenient communal laundry. Everything you need for modern living is right here.

#### 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!)
- \* Perfect Lock & Leave lifestyle
- \* Secure Parking, Communal Laundry, Sparkling Pool
- \* Low Maintenance & Super Secure
- \* Estimated Rental: \$480 - \$510/wk

#### Outgoings:

- \* Council Rates: app. \$1,562.74 (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 urban living at its best, and opportunities like this don't last long. Presently tenanted by a reliable tenant for \$420/week until 28/02/25. 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

<b>Property ID</b>	5FJJFFB
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1)

**Edward Lim 0408 929 655**  
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