

## Victoria Park, 21/53 King George Street

Be The Envy Of Your Friends!

Proudly Presented by Edward Lim

Prepare to be amazed as you discover the wealth of amenities within walking distance; charming cafes, lively bars, mouth-watering restaurants, trendy shops, and more. With seamless access to public transport, commuting to the City, Optus Stadium, and Curtin University becomes a piece of cake, putting everything you desire right at your fingertips.

Meet 21/53 King George Street, Victoria Park! This fully renovated and impeccably presented 2 bedroom and 1 bathroom apartment is positioned on the first floor in a well-maintained building and arguably one of the best apartments in the complex.



### For Sale

Please Call

### View

[ljhooker.com.au/5E2UFFB](http://ljhooker.com.au/5E2UFFB)

### Contact

**Edward Lim**

0408 929 655

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**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 open-plan kitchen boasts a practical design that flawlessly blends functionality with style, creating a central hub that's perfect for hosting fabulous gatherings or enjoying cosy evenings with your loved ones.

The living area is adorned with near new wooden looking flooring, effortlessly flowing towards the expansive balcony. It's the ideal spot to unwind and recharge after a long day, immersing yourself in the vibrant sights and sounds of your surroundings.

Both bedrooms are generously proportioned, complete with built-in robes ensuring a tranquil retreat. The common bathroom is super spacious, lavish and has been recently renovated. There is also built-in laundry area adding to the overall convenience and practicality of this apartment.

Equipped with reverse cycle air split systems wall unit in the living area and with NBN connected, living here will certainly give you the super-fast internet connection.

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

- \* Built Year: 1980, Internal Living Area: 56m<sup>2</sup>
- \* FANTASTIC two-bedroom apartment
- \* Superbly located!
- \* Amazing lifestyle...
- \* City views from your private balcony
- \* Extra storage provided in kitchen
- \* An open plan & functional design to maximise space
- \* Split reverse cycle air-conditioning
- \* NBN ready, SPARKLING pool
- \* Under cover parking bay & the use of a storeroom
- \* Gated complex
- \* Easy access to nearby public transport
- \* Low Maintenance, Private & Secure
- \* Estimated Rental: \$510 - \$530/week

#### Outgoings:

- \* Council Rates: app. \$1,437.39 (FY 2023 - 2024)
- \* Water Rates: app. \$888.80 (FY 2022 - 2023)
- \* Strata Levies: \$674.80/q (which includes Admin: \$576.80/q & Reserve: \$98.00/q)

This incredible property is presently tenanted to a reliable tenant for \$480/week until 16/03/24. Whether you're seeking an investment opportunity, your first home, or a cosy downsizing option, you simply must see this gem for yourself.

For more information or to view this property, please call or text 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

<b>Property ID</b>	5E2UFFB
<b>Property Type</b>	Apartment
<b>Land Area</b>	56 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Pool Floorboards Built-in-Robes

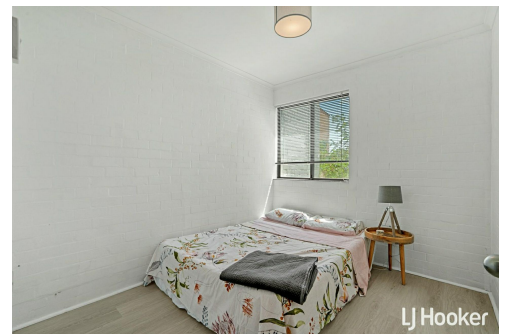
### Edward Lim

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