

Victoria Park, 24/12 McMaster Street

HOLY MOLY!!!

Proudly Presented by Edward Lim

Discover your own urban sanctuary at 24/12 McMaster St. Envision stepping onto the balcony, where the breathtaking views of the Perth CBD invite you into a perfect retreat after a day's work, a space to unwind or entertain.

Settle effortlessly into this 2-bedroom gem, nestled in the heart of Victoria Park amidst a haven of contemporary charm. Within walking distance, a plethora of exciting experiences awaits. Craving a culinary journey? Stroll leisurely to explore the finest restaurants and shops along the vibrant Vic Park strip. Seeking outdoor adventure? Immerse yourself in nearby parklands, playgrounds, or venture to the iconic Swan River foreshore. Plus, a quick hop on the nearby bus takes you to the City, Curtin University, or the electrifying Optus Stadium, blending delight and



For Sale

Please Call

View

ljhooker.com.au/5EBCFFB

Contact

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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**

practicality for your daily escapades.

Step into its spacious interior and stylish aesthetics that warmly embrace you. Marvel at the dynamic open-plan living and dining space adorned with welcoming wooden laminate flooring. The open-plan kitchen, equipped with an electric cooktop and ample countertop space, transforms entertaining into a seamless experience.

Explore further to discover not just one but two thoughtfully proportioned bedrooms, offering ample space for relaxation. The master bedroom, a cosy retreat with city views and access to the semi-ensuite, enhances the appeal. The bathroom reveals a cleverly concealed laundry area, simplifying everyday tasks.

Perks abound! Stay comfortable year-round with the reverse-cycle air conditioning split system. Secure parking? Yes, indeed. Connectivity is top-notch with NBN and FTTP, ensuring a seamless internet experience for streaming and staying connected.

And there's more, this fantastic property is part of a secure, low-density, gated complex featuring a beautifully landscaped communal pool, an oasis for cooling off during Perth's warm summers. Revel in the peace, security, and privacy it provides!

The Property & Why do we adore it?

- * Built Year: 1984 with Build Up Area: 68m² | Classic Charm with a cosy feel
- * An open plan & functional design that maximises space
- * Enjoy the serenity of this quiet haven while living in an amazing lifestyle!
- * Easy access to nearby public transport with all the conveniences at your fingertips
- * Secure parking | Your vehicle will be safe & sound
- * Low maintenance & private | Spend less time worrying & more time enjoying
- * A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed
- * Sparkling pool
- * Excellent rental return | Estimated rental: \$570 – \$590/week

Outgoings:

- * Council Rates: app. \$1,448.27 (FY 2023 – 2024)
- * Water Rates: app. \$929.67 (FY 2022 – 2023)
- * Strata Levies: \$680.00/qtr

This captivating apartment caters to all, whether you're downsizing, a first-time homebuyer, a FIFO worker in search of a cosy pad, or a savvy investor eyeing an excellent rental yield. Don't miss out on this treasure trove of possibilities, contact listing agent 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	5EBCFFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Pool Secure Parking Fully Fenced

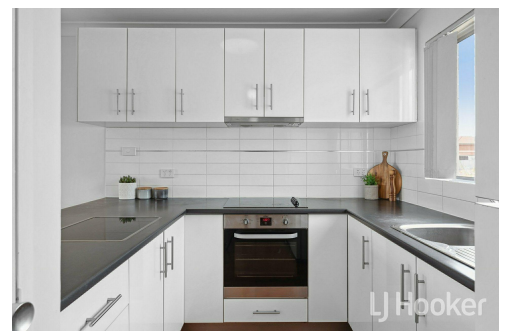
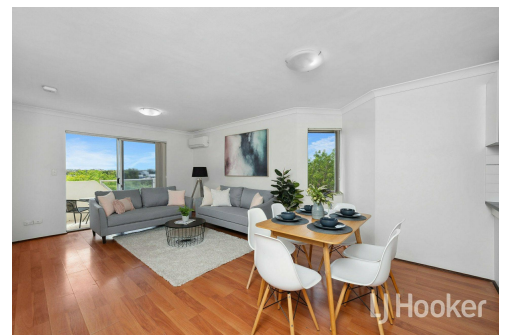
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