

Victoria Park, 25/45 Leonard Street

Experience the Ultimate Lifestyle!

Proudly Presented by Edward Lim

Prepare for a life where everything is at your fingertips. Picture this: incredible restaurants, trendy shops, lush parklands, and delightful playgrounds just a leisurely stroll away. Add the picturesque Swan River to the mix, and top it off with effortless access to city-bound buses. Welcome to the place you'll absolutely fall in love with!

Introducing 25/45 Leonard Street, your ticket to elevated living on the sixth floor of the illustrious Washington Gardens. This two-bedroom corner apartment is not just a living space; it's a canvas of urban luxury with sweeping city views through its near-new, expansive, double-glazed windows.

2 1 1

For Sale

Please Call

View

ljhooker.com.au/5DFDFFB

Contact

Edward Lim

0408 929 655

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**

Step inside to an open-plan living and dining area that's drenched in natural light, adorned with easy-care wooden flooring. And that's not all /u8211? it seamlessly flows into a private enclosed balcony, extending your living space and inviting the outdoors in.

The kitchen, a culinary haven, has undergone a clever makeover, boasting ample bench space, stylish tiled splashbacks, and ample storage. Cooking here is not just practical; it's an absolute delight, making it the heart of your entertainment endeavours.

Two generously sized bedrooms await, and the common bathroom, recently revamped, is spacious and even houses a built-in laundry area, maximising every inch of space with thoughtful design.

Featuring reverse-cycle air conditioning, secure parking, and the coveted NBN (FTTP connection), this remarkable apartment perfectly marries tranquillity with convenience.

The Property & What We Love?!

- * Built Year 1970 | Build up area: 71m²
- * A dazzling two bedroom haven
- * Location, location, location | a perfect 10 for lifestyle living
- * Mesmerising city views!
- * Super convenient access to public transport (practically at your doorstep)
- * Secure, lock and leave living!
- * Covered parking with automatic gated access
- * Onsite CCTV for added security
- * Intercom access - right to your phone
- * NBN ready for seamless connectivity
- * Low maintenance and secure...
- * Estimated rental \$500 - \$520/week which makes your wallet smile!

Outgoings:

- * Council Rates: app. \$1,582.97 (FY 2023/2024)
- * Water Rates: app. \$861.57 (FY 2022/2023)
- * Strata Levies: app. 1,298.78/qtr (which includes Admin: \$811.76/qtr & Reserve: \$487.02/qtr)

This cherished apartment is not just a place to live; it's a lifestyle you'll adore. It's ready for you to move in and make it your own. For more details or to arrange a viewing, reach out to listing agent, Edward Lim at 0408 929 655. Your dream lifestyle awaits!

**** 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	5DFDFFB
Property Type	Apartment
Land Area	71 m ²
Including	Toilets (1) Floorboards Secure Parking

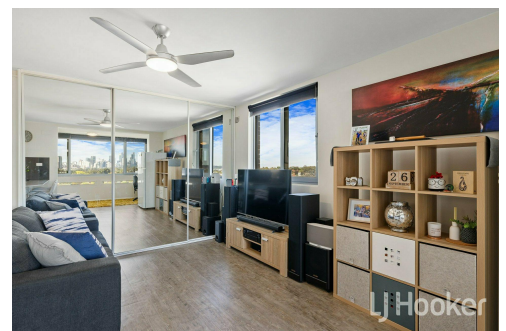
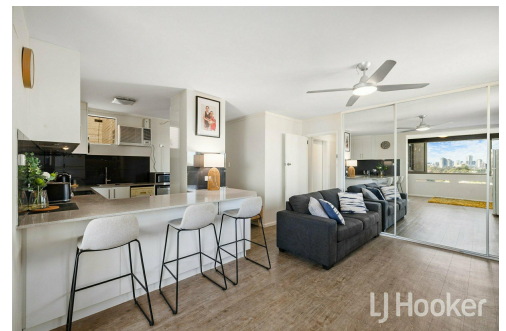
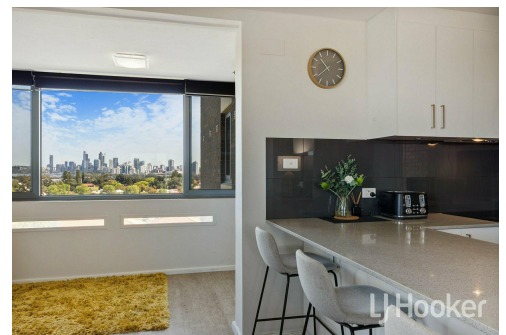
Edward Lim

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