



## Victoria Park, 311/69 Leonard Street

The Perfect Spot!

(This property is currently rented at \$390.00 per week until 21/05/2025)

It's all about living convenience here, with this neat and tidy one-bedroom one-bathroom apartment at "Leonard Heights" doubling as a prime investment opportunity, so close to everything you could ever want or need.

Nestled within an established complex that is securely gated for privacy and overall peace of mind, it benefits from splendid tree-lined balcony views of the amazing Perth city skyline in the distance. The carpeted open-plan living and dining area precedes it all, as does a connecting kitchen with tiled flooring, double sinks, a range hood, a Chef gas-upright cooker and over-head and under-bench storage cupboards.

The generous bedroom is also carpeted for comfort and has a built-in wardrobe, as well as access into an intimate ensuite bathroom with a shower, powder vanity and toilet. There is



**For Sale**  
Under Offer

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**LJ Hooker City Residential**  
**(08) 9325 0700**

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also a communal laundry facility on-site, within footsteps of your apartment's front door.

A handy walk-to-everything location will have you living only metres away from the lovely Hawthorne Park, multiple bus stops, Kent Street Senior High School and shopping, cafes, restaurants, bars and more along the vibrant Albany Highway strip. Also nearby are the likes of Curtin University, excellent community sporting facilities, Collier Park Golf Course, the Victoria Park Train Station, our picturesque Swan River, South Perth, the Crown Towers and casino entertainment complexes at Burswood, our world-class Optus Stadium on the waterfront, East Perth, the Perth CBD and so much more.

For effortless living in the heart of the action, look no further. This one will definitely tick plenty of boxes!

Features include:

- City views
- Open-plan kitchen/dining/living area
- Gas-upright cooker
- Security-door access to the balcony
- Large separate bedroom with a built-in robe
- Private ensuite bathroom
- Split-system air-conditioning
- Skirting boards
- Internal hot-water system (ensuite)
- Communal laundry facility

Points of Interest (all distance approximate):

- 300m (approx.) to Hawthorne Park
- 900m (approx.) to Kent Street Senior High School
- 1.1km (approx.) to Victoria Park Central Shopping Centre
- 1.5km (approx.) to Victoria Park Train Station
- 2.9km (approx.) to Curtin University
- 3.0km (approx.) to Crown Towers
- 3.3km (approx.) to Collier Park Golf Course
- 3.3km (approx.) to Optus Stadium
- 5.2km (approx.) to Perth CBD

Rates & Dimensions:

Council Rates: \$1,512.16 pa

Water Rates: \$751.99 pa

Strata Total: \$543.80 p/qtr

Residence Area - 40sqm

Total Area - 44sqm



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## More About this Property

Property ID 3RH4FGJ

Property Type Apartment

**Brendan Smith 0420 217 818**

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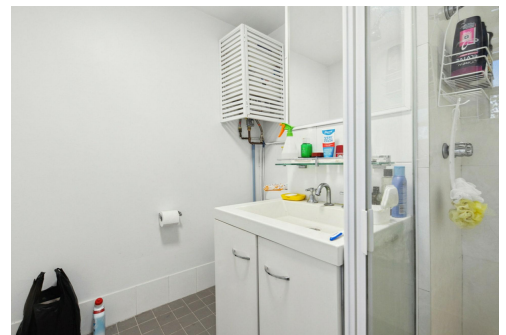
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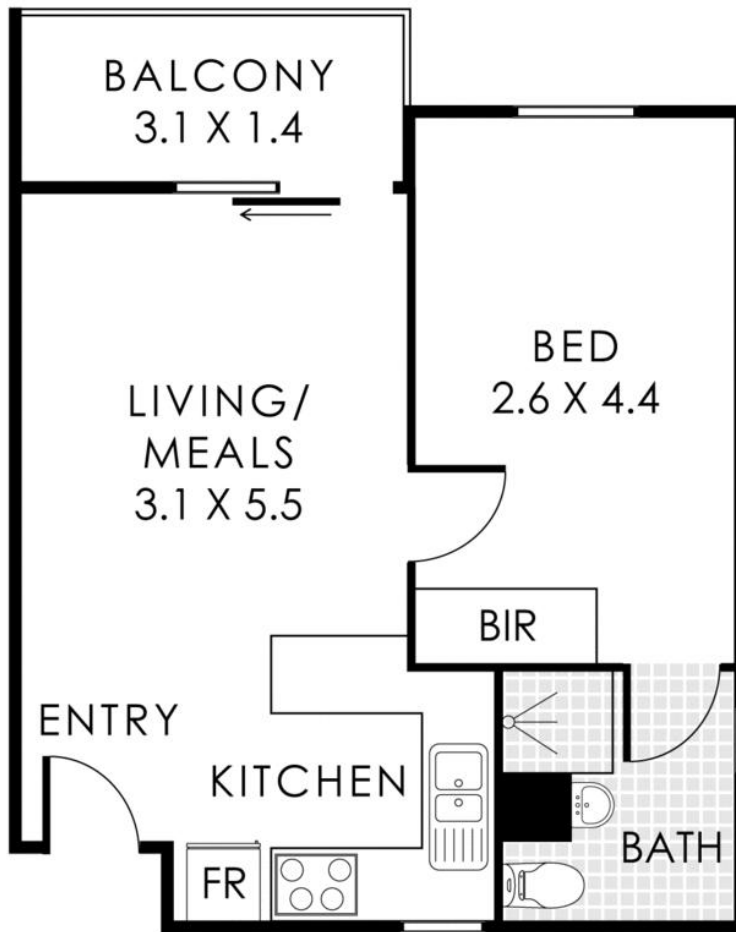
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**311/69 Leonard Street, Victoria Park**

Residence 40m<sup>2</sup> | Balcony 4m<sup>2</sup>

**Total Area 44m<sup>2</sup>**



This floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purposes. www.cibcreative.com.au