

Victoria Park, 513/69-71 King George Street

BE QUICK!

** To inspect the property, meet the agent at the rear entrance, facing McMaster Street, Victoria Park **

Proudly presented by Edward Lim...

Immerse yourself in the vibrant pulse of Victoria Park, where urban living meets sophistication. Enjoy the convenience of a dynamic lifestyle along Perth's bustling streets, with an array of shops, cafes, bars, and restaurants at your fingertips. With city buses at your doorstep and Curtin University just moments away, embrace effortless commuting and elevate your residential experience in this refined urban sanctuary.

Ascend to the fifth floor and step into a realm of allure within this residence, where the spacious living area effortlessly merges with a cosy enclosed balcony, creating an oasis of



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.



For Sale
Please Call

View
ljhooker.com.au/5EPBFFB

Contact
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0408 929 655
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LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

serenity and calm.

Inside, discover a well-appointed layout, featuring a functional kitchen that offers ample space to showcase your culinary skills while entertaining friends and family. The master bedroom, generously sized, provides a private retreat complete with an airy ensuite.

Catering to both work and play, high-speed internet is readily accessible, while just steps away lies a shimmering pool and a communal laundry facility, adding convenience and enjoyment to your daily routine.

The Property & What We Love?!

- * Built Year: 1970 | Apartment Internal Living Area + Balcony: app. 54m²
- * Spacious one bedroom apartment
- * An open plan & functional design to maximise space
- * Modern internal lifts (not 1 but 2)
- * NBN Ready (FTTP - that's the good one!)
- * Perfect Lock & Leave
- * Secure Parking, Communal Laundry, Sparkling Pool
- * Low Maintenance & Secure
- * Estimated rental: \$430 - \$450/week

Outgoings:

- * Council Rates: app. \$1,404.74 (FY 2023 - 2024)
- * Water Rates: app. \$749.86 (FY 2022 - 2023)
- * Strata Levies: app. \$640/q (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q)

Currently tenanted until 29/9/24 to a reliable tenant for \$360/week. For further details or to schedule a viewing, please contact listing agent, Edward Lim at 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. **

More About this Property

Property ID	5EPBFFB
Property Type	Apartment
Including	Toilets (1) Pool Secure Parking Fully Fenced

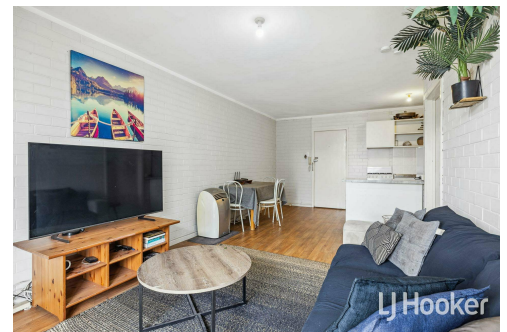
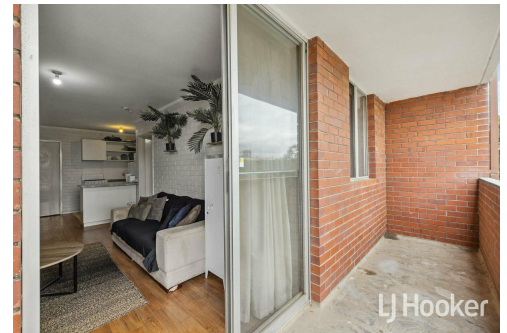
Edward Lim 0408 929 655

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