

Victoria Park, 6/12 McMaster Street

Unleash the Thrills of a Vibrant Lifestyle!

Proudly Presented by Edward Lim

Get ready to embark on an exhilarating adventure in this immaculate, secure unit nestled in an urban haven! The lifestyle you've been yearning for is now within your grasp. Meet 6/12 McMaster!

As you step inside, prepare to be captivated by the expansive living spaces that will leave you utterly enchanted. Sunlight streams through generous sliding windows, infusing the unit with a radiant glow that will uplift your spirits day in and day out. And here's the kicker – bid farewell to those sweltering summers and chilly winters, thanks to the year-round comfort provided by the split-system air conditioning!



For Sale

Please Call

View

ljhooker.com.au/5DDDDFFB

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 out to the undercover courtyard, where breathtaking views of Perth CBD greet you like an old friend. It's the perfect spot to unwind after a day's toil, basking in the glory of your little urban oasis!

The open-plan kitchen is every chef's paradise, boasting quality cooking appliances plus an abundance of cabinet and benchtop space. Cooking here is a breeze – a delight for culinary enthusiasts!

The bedrooms, both of them are perfectly proportioned and equipped with ceiling fans, offering ample space for all your relaxation desires. Meanwhile, the modernised bathroom is a haven for both residents and guests alike.

This gem of a property is your golden ticket to the real estate market, offering a prime opportunity to secure a premier apartment in a location that's practically a stone's throw away from the CBD. And if you're an astute investor, brace yourself for stable rental income while expanding your property portfolio.

But hold on, the location alone will have you jumping with joy! Imagine having local shops, including the popular Vic Park cafe/bar strip, stunning parklands, prestigious Curtin University, and convenient public transport links right at your doorstep. It's a dream come true!

And the excitement doesn't stop there! Feast your eyes on these incredible features and benefits that will have you grinning from ear to ear:

- * Year Built: 1984 | Build Up Area: 68m2
- * Spacious and impeccably proportioned throughout
- * An open plan kitchen that's a chef's delight
- * Spacious bedrooms that invite relaxation and serenity
- * A modernised bathroom cleverly combined with the laundry for maximum functionality & efficiency
- * Secure gated complex with rear parking – safety and convenience in one package!
- * Enjoy the luxury of a gas hot water system, providing you with comforting showers day after day
- * Sparkling pool – ready for those hot summer days
- * Low maintenance and secure, allowing you to savour peace of mind
- * Estimated rental \$500 – \$520/week, watch that bank account grow!

Outgoings:

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

Don't let this incredible opportunity pass you by. Seize your chance to relish a dynamic and thrilling lifestyle in this pristine, secure unit. Currently occupied by a reliable tenant for \$400/week until 20 November 2023. Reach out to listing agent, Edward Lim at 0408 929 655 now for more details or to schedule a viewing.

Your exciting new chapter awaits!



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More About this Property

Property ID	5DDDFFB
Property Type	Apartment
House Size	71 m ²
Including	Air Conditioning Toilets (1) Pool Secure Parking

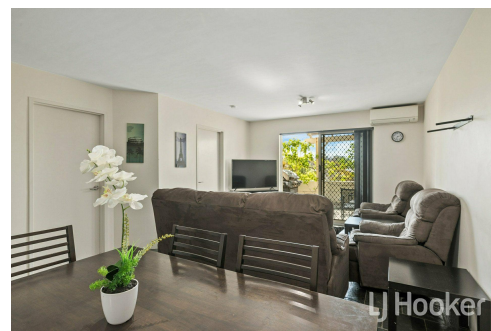
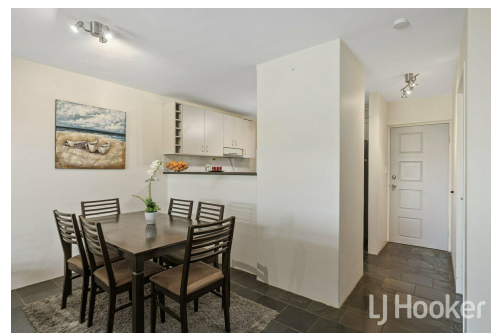
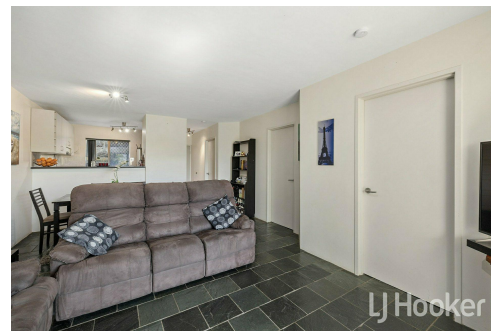
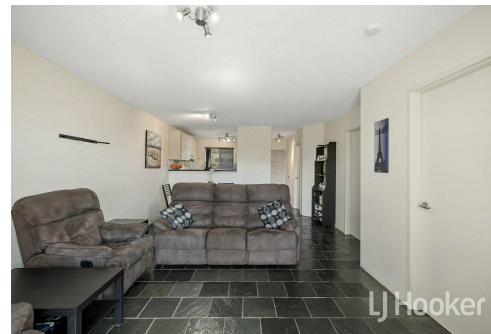
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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