

1/37 Leonard Street, Victoria Park

An Effortless Lifestyle...

Modern contemporary design meets effortless low-maintenance living in this architecturally inspired residence, where soaring ceilings, industrial finishes, and generous proportions combine to create a home that is both striking and effortlessly liveable. Positioned within an exclusive boutique complex just moments from the vibrant Albany Highway café strip, this is modern living at its finest.

THE PROPERTY

Positioned in a secure, boutique complex, this impressive townhouse delivers an exceptional combination of space, style, and functionality. Behind its striking facade lies a thoughtfully designed residence that embraces natural light, open-plan living, and seamless indoor-outdoor entertaining, creating a home that is equally suited to relaxed everyday living and hosting family and friends.

The expansive living and dining area is enhanced by soaring ceilings, exposed feature brickwork, and oversized windows that flood the home with natural light. Sliding doors extend effortlessly to the private courtyard, creating an inviting outdoor retreat while maintaining the low-maintenance lifestyle that is so desirably sought-after.

THE FEATURES

Every element of the home has been carefully considered to

3 2 2

FOR SALE

Low \$1 Millions

VIEW

By Appointment

AGENTS

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maximise both comfort and practicality. The designer kitchen features sleek benchtops, quality appliances, ample storage, and a large island breakfast bar that forms the centrepiece of the home.

Accommodation is generous, with well-proportioned bedrooms that feature mirrored built-in-robos, stylish bathrooms finished in timeless neutral tones, and quality finishes throughout. Ducted reverse-cycle air conditioning ensures year-round comfort, while security screens provide added peace of mind.

Additional features include a double garage with internal access, valuable under-stair storage, solar panels to help reduce running costs, an app-controlled secure complex gate for effortless access, a separate laundry, quality flooring throughout, and beautifully landscaped low-maintenance outdoor spaces.

THE LOCATION

Perfectly positioned in one of Victoria Park's most desirable pockets, this address places you just moments from the renowned Albany Highway café and dining precinct, where an outstanding selection of restaurants, cafés, boutique retailers, and vibrant nightlife await.

The location also offers exceptional connectivity, with Perth CBD only minutes away and easy access to Crown Perth, Optus Stadium, the Swan River foreshore, Curtin University, and major transport routes. Whether commuting for work or enjoying everything the area has to offer, convenience is truly at your doorstep.

THE AMENITIES

Few suburbs rival Victoria Park when it comes to lifestyle. Residents enjoy easy access to Victoria Park Central, The Park Centre, local supermarkets, fitness facilities, medical services, and public transport, all within close proximity.

Nearby McCallum Park, Raphael Park, the Swan River, Crown Perth, Optus Stadium, and the vibrant Albany Highway entertainment precinct provide endless recreational opportunities, while highly regarded schools including Victoria Park Primary School, Ursula Frayne Catholic College, Regent College, East Victoria Park Primary School, and Curtin University are all within easy reach.

THE WHY

Offering architectural flair, premium finishes, and an unbeatable lifestyle location, this is a residence that stands apart from the ordinary. The combination of spacious interiors, quality appointments, energy-efficient smart home upgrades, and secure lock-and-leave convenience creates a home that will appeal equally to professionals, downsizers, young families, and savvy investors.

Opportunities to secure a contemporary home of this calibre in such a tightly held pocket of Victoria Park are increasingly rare. Simply move in, unpack, and enjoy everything this exceptional lifestyle has to offer.

THE NUMBERS

Council Rates: \$2,714.36 pa
Water Rates: \$837.10 pa
Strata Admin: \$381.50 p/qtr
Internal Area: 135sqm
Total Area: 148sqm
Year Built: 2023

(Please be advised this property is currently tenanted on a periodical lease at a rate of \$875.00 per week)

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MORE DETAILS

Property ID	3VWJFGJ
Property Type	Townhouse
House Size	141 m2
Land Area	146 m2

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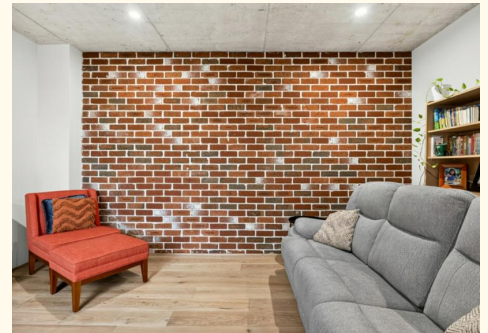
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Approximate Areas

Internal Area	135m ²
Balcony	4m ²
Alfresco	11m ²
Garage	32m ²
Porch	4m ²
Yard	27m



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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