



2/58 Kings Park Road, West Perth

Sweeping Kings Park Views from an Entire Full-Floor Residence

Positioned on the second residential floor at 58 Kings Park Road, this is the kind of address that does the talking for you. Elevated above the street, the apartment captures uninterrupted views across Kings Park- a rare outlook that simply won't be built out.

Set along one of West Perth's most iconic strips, you're right on the edge of the action while still enjoying that peaceful, tree-lined feel. It's a location that consistently performs, whether you're buying to live in or invest.




THE HOME

- 3 Bedrooms
- 2 Bathrooms + Powder Room
- 1 Secure under ground car bay
- Built approximately 2000

FEATURES

- Third floor position with elevated outlook
- Uninterrupted views over Kings Park
- Floor to ceiling windows to maximise view

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.

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FOR SALE

Offers from \$1.55 Million

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Subiaco
(08) 9382 3959



- Ducted Air Conditioning
- Light-filled interiors with a great sense of space
- Private balcony to take in the greenery and skyline
- Secure complex in a tightly held pocket
- Low-maintenance living in a blue-chip location

LOCATION

- Directly opposite Kings Park
- Minutes into the Perth CBD
- Connected to CAT Bus Routes
- Easy access to Subiaco, Leederville & the freeway
- Surrounded by cafes, restaurants & lifestyle amenities
- One of Perth's most recognised and tightly held addresses

STRATA INFORMATION

- Internal area - 153 sqm
- Total area - 223 sqm
- Number of units in the complex - 5 + 3 Commercial

TITLE DETAILS

- Lot 6 on Plan 89986

ESTIMATED RENTAL RETURN

\$1,200 per week

OUTGOINGS

Council Rates \$2,500 per annum
 Water Rates \$1,400 per annum
 Strata Levy \$ 2,460 per quarter
 Reserve Levy \$164 per quarter
 Residential Levy \$98.55 per quarter

For more information or to arrange a viewing, contact Mark Stanhope today!

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID	8F9HNF
Property Type	Apartment
House Size	153 m2
Land Area	223 m2
Including	Area Views Car Parking - Basement Close to Schools Close to Shops Close to Transport

Sam Wright 0412 510 223

Licensee & Director | swright.subiaco@ljhooker.com.au

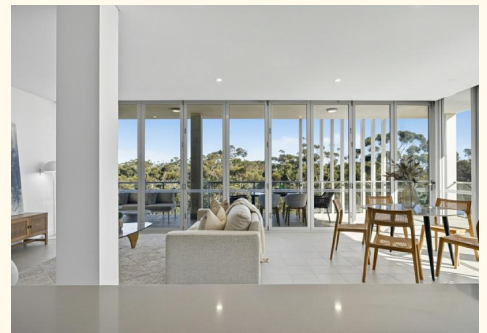
Mark Stanhope 0417 088 467

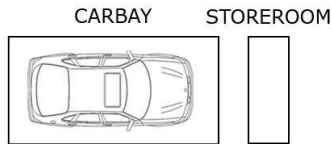
Sales Consultant | mstanhope.subiaco@ljhooker.com.au

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Approximate Areas

Internal Area	153m ²
Balcony	50m ²
Carbay	14m ²
Storeroom	2m ²
Total Lot Area	223m ²



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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.

www.propertyexperience.ljhooker.com.au
www.perthrealestatemedia.com



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