



4/58 Kings Park Road, West Perth

Blue chip address with exceptional lifestyle appeal

Positioned on the fourth 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

- Fourth floor position with elevated outlook
- Uninterrupted views over Kings Park
- Floor to ceiling windows to maximise view
- Ducted Air Conditioning
- Light-filled interiors with a great sense of space

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 \$1.75 Million

VIEW

By Appointment

AGENTS

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AGENCY

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- 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 7 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 \$2,520.00 per quarter

Reserve Levy \$168.00 per quarter

Residential Levy \$100.95 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	8F7HNF
Property Type	Apartment
House Size	100 m2
Land Area	137 m2
Including	Ensuite
	Built-in-Robes
	Area Views
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport

Mark Stanhope 0417 088 467

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

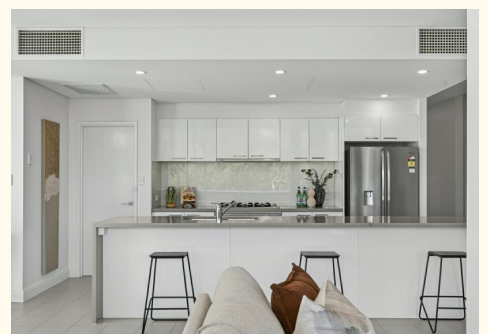
Sam Wright 0412 510 223

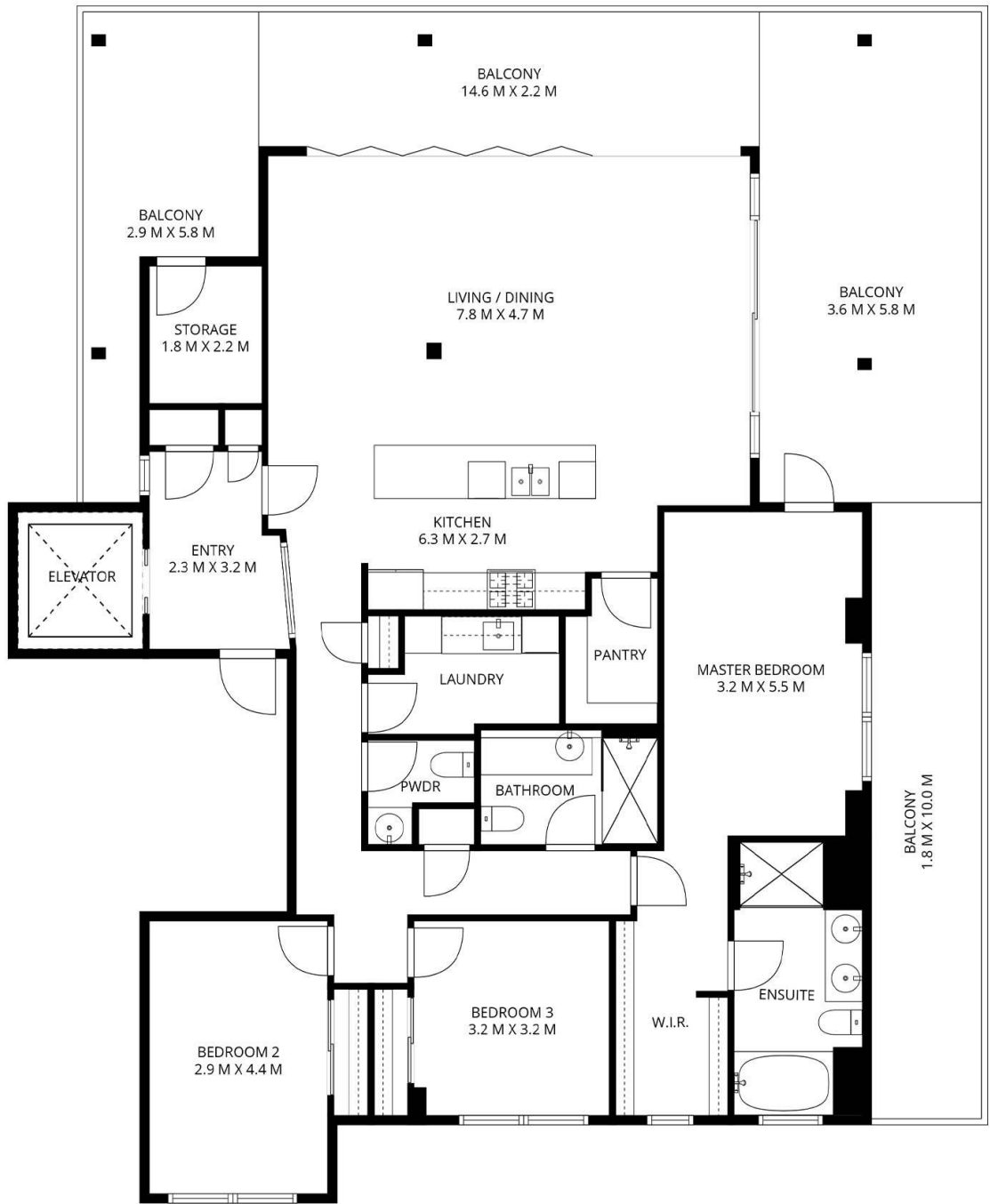
Licensee & Director | swright.subiaco@ljhooker.com.au

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(NOT ACTUAL LOCATION)



BASEMENT
STOREROOM



CARBAY

<i>Approximate Areas</i>	
Internal Living Total	153m ²
Total Balcony Area	81m ²
Carbay	15m ²
Basement Storeroom	2m ²
Total Lot Area	255m ²



1/58 Kings Park Rd, West Perth

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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