






68/38 Kings Park Road, West Perth

2  1  1 

## Kings Park Views, Resort-Style Amenities & Unmatched Convenience

Positioned on the sixth floor of a well-maintained complex directly opposite Kings Park, 68/38 Kings Park Road presents a fantastic opportunity to secure a spacious apartment in one of Perth's most sought-after lifestyle locations. Combining generous proportions, modern updates, and exceptional resident facilities, this home offers the perfect balance of city convenience and peaceful park-side living.

Filled with natural light thanks to double-glazed windows, the apartment features a spacious living and dining area that flows effortlessly to a private balcony overlooking the greenery of Kings Park. Whether enjoying your morning coffee or unwinding after a busy day, the balcony provides a tranquil retreat just moments from the CBD.

The modern kitchen has been thoughtfully updated with reconstituted stone benchtops, ample storage, and brand-new appliances including an oven, rangehood, and dishwasher. Accommodation comprises two generously sized bedrooms complete with hardwood shelving, serviced by a spacious bathroom and designed to provide

### FOR SALE

Offers from \$595K

### VIEW

Wed 17th Jun @ 5:30PM - 6:00PM

### AGENTS

Mark Stanhope

0417 088 467

mstanhope.subiaco@ljhooker.com.au

Kalin Lane

0487 047 359

klane.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco

(08) 9382 3959

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**

comfortable, low-maintenance living.

Beyond the apartment itself, residents enjoy access to a range of outstanding amenities including a swimming pool, BBQ area, established gardens, community vegetable garden and a live-in caretaker creating a unique community atmosphere rarely found in West Perth.

#### FEATURES

- Sixth-floor apartment with views towards Kings Park
- Two generously sized bedrooms with hardwood shelving
- Spacious bathroom
- Double-glazed windows
- Modern kitchen with reconstituted stone benchtops
- Modern oven, rangehood, and dishwasher
- Private balcony overlooking Kings Park surrounds
- Secure parking
- Swimming pool within the complex
- Community vegetable garden
- Established landscaped gardens
- Live-in caretaker
- Excellent lock-and-leave lifestyle opportunity

#### LOCATION

- Positioned directly opposite Kings Park
- Less than 2km from Perth CBD
- " Easy access to public transport at your doorstep
- " Close to cafés, restaurants, shopping and entertainment precincts
- Convenient access to the University of Western Australia
- Close to Perth Children's Hospital
- Close to Sir Charles Gairdner Hospital
- Close to St John of God Subiaco Hospital
- Surrounded by walking trails, parklands and recreational facilities

#### TITLE DETAILS

- Lot 54 on Strata Plan 000004
- Volume 1361 Folio 221

#### CURRENT LEASE

Currently owner occupied - will be sold with vacant possession

#### ESTIMATED RENTAL RETURN

\$650 per week

#### OUTGOINGS

- Council Rates - \$1,606.25 per annum approx.
- Water Rates - \$1,130.47 per annum approx.
- Strata Admin - \$823.75 per quarter approx.
- Strata Reserve - \$480.48 per quarter approx.
- Total Strata - \$1,304.23 per quarter approx.
- Total Outgoings - \$7,953.64 per annum approx.

For more information or to arrange a viewing contact Mark 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 8GJHNF  
Property Type Apartment  
Land Area 75 m2  
Including Built-in-Robes  
Area Views  
Car Parking - Surface  
Close to Transport  
Lift Installed  
Pool

### Mark Stanhope 0417 088 467

Sales Consultant | [mstanhope.subiaco@ljhooker.com.au](mailto:mstanhope.subiaco@ljhooker.com.au)

### Kalin Lane 0487 047 359

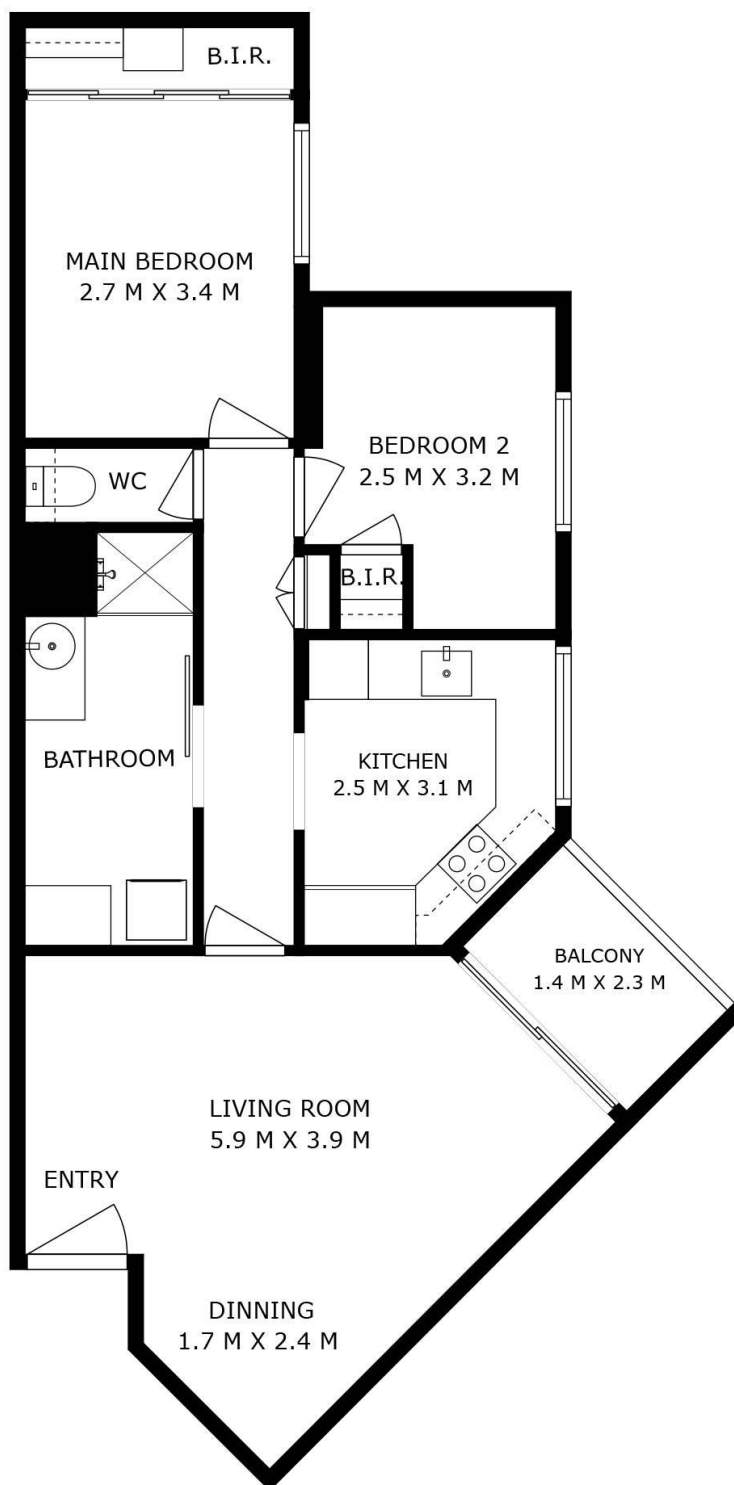
Sales Associate | [klane.subiaco@ljhooker.com.au](mailto:klane.subiaco@ljhooker.com.au)

### LJ Hooker Subiaco (08) 9382 3959

133 Rokeby Road, SUBIACO WA 6008

[subiaco.ljhooker.com.au](http://subiaco.ljhooker.com.au) | [subiaco@ljhooker.com.au](mailto:subiaco@ljhooker.com.au)





Approximate Areas  
Internal Living 68m<sup>2</sup>  
Balcony 3m<sup>2</sup>  
Total Lot Size 75m<sup>2</sup>



68/38 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.subiaco.ljhooker.com.au](http://www.subiaco.ljhooker.com.au)  
[www.perthrealestatemedia.com](http://www.perthrealestatemedia.com)



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.

