



3/58 Kings Park Road, West Perth

3  2  1 

## Uninterrupted Kings Park Views Full Floor Living

Units 1/58 and 5/58 Kings Park Road Under Offer. Only 3 more available - DON'T MISS OUT!

Positioned on the third 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

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.

### FOR SALE

Please Call

### AGENTS

Mark Stanhope  
0417 088 467  
mstanhope.subiaco@ljhooker.com.au

Sam Wright  
0412 510 223  
swright.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959



- Floor to ceiling windows to maximise view
- 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 8DSHNF  
Property Type Unit  
House Size 153 m2  
Land Area 223 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](mailto:mstanhope.subiaco@ljhooker.com.au)

**Sam Wright 0412 510 223**

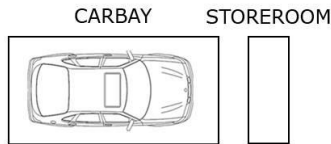
Licensee & Director | [swright.subiaco@ljhooker.com.au](mailto:swright.subiaco@ljhooker.com.au)

**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 Area	153m <sup>2</sup>
Balcony	50m <sup>2</sup>
Carbay	14m <sup>2</sup>
Storeroom	2m <sup>2</sup>
Total Lot Area	223m <sup>2</sup>



3/58 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](http://www.propertyexperience.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.

