

1/642 Albany Highway, Victoria Park, WA 6100



Sold Apartment

Thursday, 17 August 2023

1/642 Albany Highway, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

\$435,000

Proudly Presented by Fulton Borthwick Welcome to 1/642 Albany Highway - an exceptional mezzanine 2-bedroom apartment offering New York Loft-style living right in the heart of Vic Park. Prepare to be captivated by this superb CORNER unit. As you step inside, you'll be greeted by a modern open plan living area that seamlessly connects to a spacious balcony through floor-to-ceiling glass sliders. Whether you seek relaxation or want to entertain family and friends, this balcony is the perfect spot to chill out. The open plan kitchen, serving as the centrepiece of the home, boasts ample storage and provides a primary focal point for entertaining. Adjacent to the kitchen, you'll find a practical laundry area, adding convenience to your daily routines. Ascending to the upper level, you'll discover well-sized master and second bedrooms, accompanied by a common bathroom and a separate toilet. The location of this apartment is simply outstanding. Everything you need is within walking distance, making car-free living a breeze. Grab your groceries from the nearby Woolworths, meet up with family for a coffee, or indulge in celebratory meals at the plethora of restaurants and small bars conveniently located across the road. Let's explore the property and highlight its outstanding features:*

- * Built Year: 2008
- * Total Strata Area: 101m² (Living Space: 69m², Balcony: 13m², Car Bay: 15m², Storage: 4m²)
- * Spacious and well-proportioned open plan living area
- * Easy access to nearby public transport and every amenity one could wish for!
- * Perfect lock-and-leave property
- * Security parking plus secure lockable store area
- * Both store and car bay are in close proximity to the unit. How handy!
- * Offers a private, low-maintenance, and secure lifestyle.
- * Currently leased on a fixed term lease @ \$460pw until 02 May 2024
- * Estimated rental income of \$460 - \$480 pw

Additional details include the following outgoings:*

- * Council Rate: Approximately \$TBA (FY 2022/2023)
- * Water Rate: Approximately \$984.18 (FY 2022/2023)
- * Strata Levies: Approximately \$459 per quarter (including Admin: \$391.50/q and Reserve: \$67.50/q)

Whether you're searching for an investment opportunity, your first home, or a downsizing option, this property is must-see. For more information or to arrange a viewing, please contact Fulton Borthwick on 0481 19 44 39. Please note that while we have obtained all information in this document from sources we believe to be reliable, we cannot guarantee its accuracy. We encourage prospective purchasers to conduct their own investigations.