

1/76 King George Street, Victoria Park, WA 6100



Apartment For Sale

Wednesday, 3 January 2024

1/76 King George Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
0894737777

Offers Over \$319 K

Proudly Presented by Edward Lim Prepare to experience the charm of this ground floor 2-bedroom apartment located in a secure urban setting. Welcome to 1/76 King George, a residence that offers a refined lifestyle in a convenient location. Upon entering, discover the spacious living areas that provide a serene atmosphere. Natural light gracefully fills the rooms, offering a subtle radiance. Enjoy consistent comfort throughout the year with the split-system air conditioning, ensuring a pleasant living environment. The well-maintained tile flooring in the lounge and dining areas seamlessly connects to a covered outdoor space, providing a peaceful retreat amidst green surroundings. The open-plan kitchen has been upgraded and equipped with quality appliances with ample storage, caters to culinary enthusiasts. Both bedrooms feature soft feel carpet flooring, providing ample space for relaxation with the master bedroom featuring its own split-system air conditioning too. The modernised common bathroom is not only spacious but also adds a touch of sophistication to this tranquil residence. This property is part of a low-density complex (only 21 residences), promising serenity and privacy. Its strategic location offers proximity to local amenities, including shops, parks, Curtin University, and public transport. And let's not forget the super-speedy NBN (FTTP, the good one!), perfect for both work and play. Now, let's count the ways we adore this enchanting apartment... * Year Built: 1977 | Build Up Area: 63m2* Outstanding location with exceptional lifestyle! * Spacious and impeccably proportioned throughout * An open plan kitchen that's a chef's delight * Spacious bedrooms that invite relaxation and serenity * A modernised bathroom cleverly combined with the laundry for maximum functionality & efficiency * Secure gated complex with undercover parking - safety and convenience in one package! * Perfect lock & leave! * Easy access to nearby public transport * Low maintenance and secure, allowing you to savour peace of mind * Estimated rental \$500 - \$520/week, watch that bank account grow! * yes, and the list goes on...Outgoings: * Council Rates: app. \$1,437.39 (FY 2023/2024) * Water Rates: app. \$888.80 (FY 2022/2023) * Strata Levies: \$568.78/qtr (which includes Admin: \$503.30/q & Reserve: \$65.48/q) Elevate your lifestyle with this incredible opportunity to invest, downsize, or own your very first home in the lively heart of Vic Park! Currently leased to fantastic tenants at \$450/week until 11/4/2024, this property is a gateway to a vibrant and convenient living experience. Don't let the excitement pass you by, contact listing agent, Edward Lim on 0408 929 655 now to unlock the details and secure your spot for a viewing. Your best life in Vic Park is just a call away! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**