

10/52 King George Street, Victoria Park, WA 6100



Sold Apartment

Friday, 3 November 2023

10/52 King George Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Edward Lim

0894737777

\$345,000

Proudly Presented by Edward Lim Prepare for an adventure like no other in this well presented, secure apartment nestled in an urban haven! The lifestyle you've been craving is now at your fingertips. Meet 10/52 King George! Step inside, and you'll be enchanted by the expansive living spaces that will leave you captivated. Sunlight floods through generous sliding windows, bathing the internal space in a radiant glow that will brighten your days. Plus, say goodbye to sweltering summers and chilly winters, thanks to the year-round comfort provided by the split-system reverse cycle air conditioning! Step out to your personal balcony, where you'll be greeted by the splendid sight of lush greenery, embracing you like a warm welcome from familiar friends. This is the perfect spot to relax after a day's work, immersing yourself in the enchanting ambiance of your own urban oasis! The open-plan kitchen is a chef's dream, equipped with quality cooking appliances and an abundance of cabinet and counter space. Cooking here is a joy - a true paradise for culinary enthusiasts! The bedrooms, generously spacious and well proportioned, offering plenty of room for unwinding. As for the common bathroom, it's a welcoming haven for both residents and guests. This gem of a property is your ticket to the real estate market, offering a golden opportunity to own a premier apartment in a location that's practically a stone's throw from the CBD. And if you're an astute investor, prepare for a stable rental income while growing your property portfolio. But wait, the location alone will fill you with excitement! Picture local shops, the popular Vic Park cafe/bar strip, beautiful parklands, prestigious Curtin University, and convenient public transport links right at your doorstep. It's a dream come true! And that's not all, here's more to pique your interest... * Year Built: 1980 | Build Up Area: 70m² * Immaculately designed for spacious & well-proportioned living * An open plan kitchen that's a chef's delight * Roomy bedrooms that beckon relaxation & tranquillity * A common bathroom & separate laundry area for maximum functionality & efficiency * Covered parking, combining safety & convenience seamlessly! * Experience the luxury of a gas hot water system, delivering soothing shower day after day * Low maintenance and secure, allowing you to savour peace of mind * NBN ready (FTTP), perfect for both leisure and business use * Extremely budget friendly strata levies! * Estimated rental \$500 - \$520/week, a shrewd investment indeed! Outgoings: * Council Rates: app. \$1,798.76 (FY 2023 - 2024) * Water Rates: app. \$902.43 (FY 2022 - 2023) * Strata Levies: app. \$685.00/qtr (which includes Admin: \$650.00/qtr & Reserve: \$35.00/qtr) Whether you're an experienced pro looking to downsize, a spirited first-time homebuyer, a daring FIFO worker, or a savvy investor on the hunt for treasure, this enchanting apartment is a must-see! Be part of the magic, reach out to the listing agent, Edward Lim, at 0408 929 655, and unlock the door to your new adventure. Believe us, this is a story you won't want to miss! ** 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. **