

**10/964 Albany Highway, East Victoria Park, WA
6101**



Sold Apartment

Thursday, 15 February 2024

10/964 Albany Highway, East Victoria Park, WA 6101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
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\$345,000

****OPEN HOME CANCELLED!**** Proudly Presented by Edward Lim Imagine waking up to the tantalizing aromas of East Victoria Park's most popular cafes and restaurants, right at your doorstep. Need groceries? A quick stroll to Aldi or Coles in The Park Centre is all it takes. Feeling social? Meet friends for coffee, or celebrate a special occasion at one of the many vibrant restaurants and trendy bars, all within walking distance! Leave the car keys at home, convenience is king here...This impeccably presented 1-bedroom apartment is your gateway to a vibrant and exciting lifestyle. Nestled on the second floor of a secure and well-maintained complex, it's perfect for young couples, singles, downsizers, and investors alike. Meet 10/964 Albany Highway! Step inside to a spacious open-plan living and dining area, adorned with soft carpets and bathed in natural light. Sliding doors lead to a massive balcony, your own private oasis for soaking up the sunshine and enjoying the fresh air. The open plan kitchen is a chef's dream, boasting both style and functionality, the ideal space to cook up culinary masterpieces and impress your guests. The master bedroom is a haven of comfort and relaxation, offering ample space and a built-in robe for all your wardrobe essentials. The stylish bathroom caters to both the master bedroom and guests. Tucked away behind double doors, a well-sized laundry room ensures mess-free living and out-of-sight dirty laundry. And let's not forget the super-speedy NBN (FTTP - the good one!), perfect for both work and play. But, that's not all... * SUPERB Location with Awesome Lifestyle! * Ridiculously Convenient * Yes, very RELAXING * Built Year: 2013 * Total Built Up Area: 96m² (which includes Living: 61m², Balcony: 20m², Carbay: 13m² & Storeroom: 2m²) * Spacious open plan living area * Large balcony * Well-proportioned throughout * Easy access to nearby public transport * Perfect Lock & Leave * Secure parking with private storeroom * Private, Low Maintenance & Secure * Estimate rental: \$500 - \$520/week & the list goes on... Outgoings: * Council Rates: app. \$1,627.61 (FY 2023 - 2024) * Water Rates: app. \$956.90 (FY 2022 - 2023) * Strata Levies: app. \$959.44/q (Q4 2023, which includes Admin: \$717.75/q & Reserve: \$241.69/q). This is your chance to invest, downsize, or own your first home in a vibrant and convenient location. Presently leased to great tenants for \$450/week until 11/4/2024. Don't miss out, contact listing agent, Edward Lim on 0408 929 655 for more information or to arrange a viewing and start living your best life in East Vic Park! ** 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. **