

11/17 Leonard Street, Victoria Park, WA 6100



Sold Apartment

Wednesday, 17 January 2024

11/17 Leonard Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Steve Smith
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Laura Brown
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\$530,000

Investor ready apartment now for sale - High rental yield included. Open by appointment - Please call Steve Smith 0419 903648 to arrange an inspection. ELLE Apartments at 17 Leonard St, Victoria Park is a small boutique complex of 13 Apartments designed over two buildings. Situated in a whisper quiet location on the second floor of the rear building, apartment 11 is a generous 2 bedroom, 2 bathroom apartment offering river and city views. Apartment 11 offers Some of the features of this contemporary modern apartment include:- Cleverly designed open plan living- Chef's Kitchen with breakfast bar, great overhead storage and stone bench tops- Glass splashbacks- Stainless steel appliances including dishwasher- High ceilings throughout living areas, ceiling to floor glass sliding doors to balcony - 2 large bedrooms both with BIR's- The Master bedroom, with en-suite, opens to balcony through ceiling to floor sliding glass doors.- Bedroom 2 well separated from master bed.- 2 bathrooms with stone bench tops- Secure car bay plus storage unit- 76 sqm of internal living (strata)- 13 sqm entertainment balcony- Reverse cycle air conditioning to living and both bedrooms- Quality window treatments and floor coverings For the investor: - Current lease expires 11/9/2024 at \$630/week rental - rental yield 6% plus !- Strata fees \$1,126.33/qtr (\$247.94/qtr for reserve fund included)- Council Rates \$1,729.33/annum- Water Rates \$1,079.55/annum- 150 metres from vibrant Albany Highway lifestyle strip- Abundance shops/bars/pubs/restaurants in near vicinity - all easy walking distance- Public transport close- 10 minutes from Perth CBD, Perth Stadium, Crown Casino, Swan River and river parklands- Close to Curtin Uni, Ursula Frayne College, Kent St High School To arrange an appointment to inspect, please call Steve Smith 0419 903 648, look forward to showing you through.