

110/7-11 Heirisson Way, Victoria Park, WA 6100



Sold Apartment

Wednesday, 25 October 2023

110/7-11 Heirisson Way, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Apartment



Edward Lim

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\$385,000

Proudly presented by Edward Lim...Located just minutes from a wide array of amenities, this impeccably presented two-bedroom apartment offers a remarkable opportunity. With its spacious bedrooms, modern kitchen, secure undercover car bay, and a storage room, it's perfect for downsizing or making a savvy investment. Say hello to 110/7-11 Heirisson Way! You'll love the kitchen - it's a perfect blend of form and function. It offers plenty of counter space, ample storage within the cupboards, and all the modern appliances you need. Plus, it effortlessly flows into the open dining and living areas, making it the heart of your home, where culinary adventures and quality time with loved ones come together seamlessly. The spacious living and dining area is finished with soft-feel flooring that extends throughout. Double sliding doors create a seamless transition to the expansive undercover balcony, which offers panoramic views. This balcony is the perfect oasis for relaxation and unwinding, making it an ideal spot, especially after a long day at work. It's also the ultimate space for summer entertaining! You've got room to roam in both bedrooms, and they come complete with handy built-in wardrobes. The master bedroom even has its own secret passageway to the balcony through a sleek glass slider. As for the common bathroom, it's more than just a bathroom, it's a refreshing zone with a shower, a built-in toilet and a laundry area that's your personal storage haven. Boosting the appeal and practicality of this fantastic apartment, you'll find reverse-cycle air conditioning, providing year-round comfort. Secure parking ensures your vehicle is safe and sound, and intercom access adds an extra layer of security. This apartment beautifully marries peace and convenience. It sits close to notable landmarks such as Optus Stadium, Crown Entertainment Complex, the bustling CBD, the lush Raphael Park, and the serene riverbanks. Additionally, you have easy access to public transport, and the charming Victoria Park neighbourhood, famous for its diverse culinary scene and vibrant cafes, is just a leisurely stroll away.

Property Highlights & Why We Adore It...

- * Built Year: 1997
- * Build Up Area: 110m² (including Living: 81m², Balcony: 12m² Storage: 2m², Car Bay: 15m²)
- * Unbeatable Location with Awe-Inspiring Lifestyle!
- * Spacious & well designed, room to move, relax & thrive
- * Seamless open-plan dining & living area, a design which fosters connection & comfort
- * Reverse cycle air conditioning split system, stay comfy year round
- * Secure undercover parking so your vehicle stays safe & protected
- * NBN Ready | FTTP connection, the top-notch option for work & play
- * Convenient access to nearby public transport for effortless commuting
- * Private, low maintenance & secure living for peace of mind & minimal upkeep
- * Estimated Rental \$520 - \$550/week, what a savvy investment!

Complex Facilities:

- * Swimming Pool ready for Summer!
- * Gymnasium
- * Sauna Room

Location:

- * 100m to Rafael Park
- * 200m to McCallum Park Reserve
- * 950m to Vic Park Strip
- * 1.4km to On The Point
- * 1.5km Crown Perth
- * 2km to Matagarup Bridge
- * 3km to Elizabeth Quay

Outgoings:

- * Council Rates: \$1,549.73 (FY 2023 - 2024)
- * Water Rates: \$997.77 (FY 2022 - 2023)
- * Strata Levies: app. \$1,149.75/q (which includes Admin: \$978.15/q + Reserve: \$171.60/q)

This property offers not just a place to live but an exciting lifestyle and an excellent investment opportunity. For more information or to view this property, please call or text listing agent, Edward Lim on 0408 929 655. ** 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. **