

**12/17 Leonard Street, Victoria Park, WA 6100**



**Sold Apartment**

Saturday, 9 December 2023

12/17 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 76 m2**

**Type: Apartment**



Steve Smith

0861440700

**\$539,200**

Vacant and ready to occupy NOW ! Either New Resident or New Tenant.Elle Apartments at 17 Leonard Street is a small boutique development of 13 Apartments designed across two buildings. Situated in a whisper quiet location on the top floor of the rear building, Apartment 12 is a generous 2 bedroom, 2 bathroom apartment offering river and city views.Some of the features of this contemporary apartment include:- 2 large bedrooms both with BIR's- Ceiling to floor glass sliding door access from main bed to balcony- 2 bathrooms with stone bench tops- 2 SECURE CAR BAYS plus storage unit- 76 sqm of internal living (strata)- The dining/living space opens to the generous private balcony through ceiling to floor glass sliding doors- High ceilings to living/dining areas- Reverse cycle air conditioning to living and both bedrooms- Chef's Kitchen with breakfast bar and stone bench tops and lots of overhead cupboard storage.- Glass splashbacks- Stainless steel appliances including dishwasher- Euro Laundry- Quality window treatments and floor coverings 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 This delightful apartment will suit Owner/Occupier or Investor.It is a rare supply property - especially in Victoria Park - a lovely modern two bedroom apartment designed by Klopper Davis Architects offering 76 sqm of living plus a 13 sqm balcony. For the Investor: - Ready for a new tenant- Market rent \$600 - \$650/week- Strata fees \$1139.50/qtr)- Council Rates \$1679/annum- Water Rates \$1080/annumTo arrange an appointment to inspect, please call Steve Smith 0419 903648, look forward to showing you through.