

**13/157 Hubert Street, East Victoria Park, WA 6101**



**Sold Apartment**

Sunday, 13 August 2023

13/157 Hubert Street, East Victoria Park, WA 6101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 42 m2**

**Type: Apartment**



Edward Lim

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**\$217,000**

Proudly Presented by Edward Lim Behold the marvellous 13/157-161 Hubert Street, your ticket to a world of convenience and comfort! Get ready to be blown away by this incredible 1-bedroom, 1-bathroom apartment on the first floor. It's like stepping into a realm of pure awesomeness within a meticulously maintained building that's the envy of the entire complex! Hold on to your hats as we take you on a thrilling adventure to explore the treasure trove of amenities just a stone's throw away! Picture this: charming cafes, lively bars, mouth-watering restaurants, trendy shops, and more, all waiting for you to dive in and enjoy. And guess what? With seamless access to public transport, you can zip off to the City, Optus Stadium, or Curtin University with the greatest of ease. It's like having a magic carpet that takes you wherever you desire! But wait, there's more! Step inside this spacious paradise. The open-plan kitchen is a true masterpiece, blending functionality and style like a match made in heaven. Host fabulous gatherings or snuggle up with your loved ones, all while enjoying the culinary delights of this cosy hub. And talk about sweet dreams! The master bedroom is a haven of tranquillity, generously proportioned and decked out with built-in robes, offering you the ultimate escape from the daily hustle and bustle. The ensuite is a bright and cheery oasis with a vanity counter, framed shower, and top-notch fittings throughout. The living area is adorned with sleek wooden flooring that leads effortlessly to the expansive balcony. Imagine relaxing and recharging here after a long day, soaking in the vibrant sights and sounds of your surroundings. It's like having your own little slice of paradise! Hold your breath as we reveal even more delights! Secure parking, gated security access for that extra peace of mind, and a reverse cycle split system in the bedroom. And the cherry on top? High-speed NBN connectivity (FTTP, the superior one, of course!) to keep you connected and entertained. But wait, there's more magic to behold! \* Year Built: 1968 with Build Up Area: 42m<sup>2</sup> | Modern twist with a cosy feel \* One spacious bedroom with built-in robes for all your storage needs \* An open-plan & functional design that maximises space | No wasted corners here! \* Enjoy the serenity of this quiet haven while living an amazing lifestyle! \* Secure parking | Your precious vehicle will be safe & sound \* Stay warm or cool with the reverse cycle air conditioning split system in bedroom \* Talk about a prime location! You'll have easy access to nearby public transport \* Low maintenance and private | Spend less time worrying & more time enjoying \* A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed \* Excellent rental return with estimated rental \$380 - \$400 per week | A wise investment indeed

Outgoings: \* Council Rates: \$1,385.15 (FY 2023 - 2024) \* Water Rates: app. \$733.65 (FY 2022 - 2023) \* Strata Levies: app. \$950/qtr (which includes Admin: \$800/qtr & Reserve: \$150/qtr)

So whether you're a first-time homebuyer, an investor looking for the perfect opportunity, or someone looking to downsize in style, you simply cannot afford to miss out on this spectacular gem. Get in touch with the listing agent, Edward Lim on 0408 929 655 for more information or to arrange a viewing. But hurry, magical properties like this tend to disappear in the blink of an eye! \*\* 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.\*\*