

**14/21 Leonard Street, Victoria Park, WA 6100**



**Apartment For Sale**

Wednesday, 29 May 2024

14/21 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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## Offers Over Mid \$300 K's

Proudly Presented by Edward Lim Meet 14/21 Leonard Street, where vibrant Vic Park living awaits! This charming 2-bedroom apartment is a delightful gem nestled in a picturesque complex, perfectly positioned for you to enjoy all the best of Perth. Whether you're a foodie, a nature lover, or someone who enjoys a lively urban vibe, this location has it all...Imagine stepping outside and finding yourself just a short stroll away from Perth's dynamic restaurant and cafe scene. Savour delicious meals, enjoy artisanal coffees, and immerse yourself in the local culture. For those who crave greenery and outdoor activities, the lush parklands and serene river are just moments away, offering the perfect escape from the urban hustle. This well-maintained complex, with only 24 apartments, sits gracefully at the corner of Leonard and Hordern Streets. It's a place where you can immediately feel at home while also envisioning your personal touches to make it uniquely yours. Step inside to discover a warm and welcoming space. The open-plan living and dining area, adorned with stylish wooden laminate flooring, exudes comfort and elegance. A generous balcony extends from the living area, offering scenic hill views, a perfect spot for entertaining friends or simply relaxing after a busy day. The open-plan kitchen is designed to inspire your inner chef. With ample storage and preparation space, it's ready for you to whip up anything from a quick snack to a gourmet feast for your loved ones. Both bedrooms are carpeted for comfort and come with built-in robes. The master bedroom has direct access to the semi-ensuite bathroom, which conveniently includes a built-in laundry area, making daily chores a breeze. Stay comfortable no matter the season with a reverse cycle split system air-conditioner in the living area, providing refreshing coolness in the summer and cosy warmth during the winter months. This beautifully presented apartment is perfect for anyone looking to own, invest, or downsize. Don't miss out on this fantastic opportunity to experience the ideal balance of lifestyle and comfort at 14/21 Leonard Street. The Property & What We Love?! \* Year Built: 1981 | Total Living Space: 56m2 (excluding balcony)\* Absolutely close to everything! \* Perfect Lifestyle! \* Yes, super RELAXING\* Two-Bedroom & One Bathroom \* Open plan & functional design to maximise the space \* SPARKLING pool \* Reverse cycle air conditioning in living area \* NBN Ready \* Secure Car Park \* Super Private \* Low Maintenance \* Secure, gated complex \* Perfect lock & leave \* Rental Estimate: \$560 - \$580/wk, not bad, right?! Outgoings: \* Council Rates: app. \$1,441.02 (FY 2023 - 2024)\* Water Rates: app. \$902.43 (FY 2022 - 2023)\* Strata Levies: app. \$1,241.15/q (which includes Admin: \$910.03/q + Reserve: \$331.12/q) For more information or to schedule a viewing, contact listing agent Edward Lim at 0408 929 655. Discover the exciting and fun lifestyle that awaits you, where urban convenience meets resort-like tranquillity.\*\* 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.\*\*