

**14/954 Albany Highway, East Victoria Park, WA  
6101**



**Sold Apartment**

Wednesday, 8 November 2023

14/954 Albany Highway, East Victoria Park, WA 6101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 83 m2**

**Type: Apartment**



Edward Lim

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**\$320,000**

Proudly Presented by Edward Lim Discover the absolute convenience of grabbing your daily essentials at the nearby local Aldi or Coles. Whether you're planning a casual family get-together over a piping hot cup of coffee or a joyous celebration with friends at one of the charming restaurants or cosy small bars, it's all just a leisurely stroll away. The best part? You can leave your car at home because all these fantastic experiences are within a short walk. Meet 14/954 Albany Highway! Your gateway to contemporary comfort and unparalleled convenience in this fantastic 1-bedroom apartment. Impeccably presented and perfectly situated, this apartment resides on the second floor within a secure, meticulously maintained complex comprising just 23 apartments. Featuring a generously spacious open plan living and dining area with soaring high ceilings, this apartment exudes a cosy and inviting atmosphere. Slide open the large doors, and you're welcomed onto a generously sized balcony that treats you to vibrant views of the East Vic Park strip, crafting a serene ambiance akin to your private oasis. It's the perfect locale for sipping your morning coffee or hosting your next memorable dinner party. This open plan kitchen is a delightful fusion of style and practicality. Complete with modern appliances and plenty of space, preparing a culinary masterpiece or entertaining your guests is an effortless and enjoyable experience. The master bedroom is truly a spacious sanctuary, thoughtfully designed with your comfort in mind and equipped with convenient built-in robes to keep your wardrobe tidy and a ceiling fan. The common bathroom is equally well-appointed, designed with a blend of functionality and elegance to cater to your needs and leave a lasting impression on your guests. To ensure your living space remains neat and organised, a discreet laundry area is ingeniously tucked behind sliding doors. This allows you to keep any laundry mess out of sight, maintaining clean and clutter-free living spaces. With NBN installed, and not just any NBN, but the superior FTTP option, you can enjoy lightning-fast internet, perfect for both your leisure and business requirements. This apartment is all about modern comfort and convenience, tailor-made for your lifestyle. But wait, there's more... \* Exceptionally Located with Super Awesome Lifestyle! \* Ridiculously Convenient... | The city's buzz is at your doorstep \* Yes, super RELAXING... \* Built Year: 2009 \* Total Built Up Area: 83m<sup>2</sup> (which includes Living: 52m<sup>2</sup>, Balcony: 13m<sup>2</sup>, Carbay: 14m<sup>2</sup> & Storeroom: 4m<sup>2</sup>) \* Only 23 apartments in this low density haven | It's like having your own community \* Well maintained & gated complex | Security & style combined! \* Large open plan living area with high ceilings throughout \* Seriously huge balcony \* Spacious & Well Proportioned \* Easy access to nearby public transport \* Perfect Lock & Leave \* Private, Low Maintenance & Secure \* Estimated Rental \$560 - \$580/week \* and the list goes on... Outgoings \* Council Rates: app. \$1,497.24 (FY 2023 - 2024) \* Water Rates: app. \$929.67 (FY 2022 - 2023) \* Strata Levies: \$1,040.20/q (which includes Admin: \$900.20/q & Reserve: \$140/q) Whether you're a downsizing diva, a first-time thrill-seeker, a daring FIFO warrior, or an investor with an eye for brilliance, this apartment is your ticket to a life less ordinary. This isn't just a property; it's an experience waiting to be embraced. Presently tenanted by a reliable tenant for \$370/week until 30/01/2024. Call or text, listing agent, Edward Lim on 0408 929 655 for more information and step into a world of endless possibilities! \*\* 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.\*\*