

**14/955 Albany Highway, East Victoria Park, WA
6101**



Sold Apartment

Thursday, 19 October 2023

14/955 Albany Highway, East Victoria Park, WA 6101

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 110 m2

Type: Apartment



Edward Lim

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\$450,000

Proudly Presented by Edward Lim Experience the sheer convenience of picking up your everyday groceries at the nearby Aldi, or Coles which is conveniently situated in The Park Centre. Whether it's a casual catch-up with family over a steaming cup of coffee or a celebratory gathering with friends at one of the many delightful restaurants and cosy small bars, everything is within a leisurely stroll. What's even more delightful? You can leave your car behind because all these wonderful experiences are just a short walk away. So why wait? Your East Vic Park adventure begins here! Meet 14/955 Albany Highway and step into the world of modern comfort and ultimate convenience with this superb 2 bedroom apartment. Impeccably presented and nestled in an exceptional location. Elevated on the second floor, you'll discover yourself in a secure and meticulously maintained complex of only 16 apartments. Boasting a spacious open plan living and dining area with modern looking wooden flooring, providing a cosy and welcoming atmosphere. Large sliding doors open to reveal a generously sized balcony where you'll be greeted by the lush green views of the neighbourhood, creating a serene atmosphere that feels like your own personal oasis - just the perfect spot for sipping your morning coffee or hosting your next dinner party. The open plan kitchen is a delightful blend of style and practicality. Plus, with modern appliances and ample space, whipping up a culinary masterpiece or entertaining guests has never been this effortless. Both bedrooms are nothing short of sanctuaries of space, expertly designed with your comfort in mind, and they feature handy built-in robes to keep your wardrobe organised. The master bedroom takes it up a notch, not only providing ample space but also granting direct access to the balcony, letting you step out and enjoy the fresh air at your leisure. It also boasts its own private ensuite for that extra touch of luxury. In addition to the master ensuite, there is a well-appointed common bathroom that serves both bedroom 2 and any guests you may have. This bathroom is designed with both functionality and elegance in mind, ensuring it caters to your needs and impresses your visitors. To maintain a clean and tidy living space, a laundry area is cleverly concealed behind sliding doors. This makes it perfect for stashing away any laundry clutter, keeping your living areas organised and uncluttered. There is also an additional large store room off the balcony for those seasonal belongings that need a home. With NBN installed (and the better FTTP option, no less), you can count on having super speedy internet, ideal for both your leisure and business needs. Plus, secure parking is accessed via the rear, and an added bonus is you get 2 parking spaces thanks to a modern stacker lift design. This apartment is all about modern comfort and convenience, designed to suit your lifestyle. The Property & What We Love?! * SUPERB Location with Super Awesome Lifestyle! * So Convenient... * Yes, super RELAXING... * Built Year: 2018, Near New!!! * Total Built Up Area: 110m² (which includes Living: 76m², Balcony: 17m², Car bay: 13m² & Storeroom: 4m²) * Large open plan living area * Huge balcony * Spacious & Well Proportioned * Easy access to nearby public transport * Perfect Lock & Leave * Secure parking for 2 vehicles (with a stacker parking system) * Private, Low Maintenance & Secure * Estimated Rental \$600 - \$650/week * and the list goes on... Outgoings... * Council Rates: app. \$1,678.47 (FY 2023 - 2024) * Water Rates: app. \$1,052.28 (FY 2022 - 2023) * Strata Levies: app. \$938.59/q (which includes Admin: \$882.49/q, Reserve: \$56.10/q) Whether you are looking for an investment, your first home or something you can downsize into, you need to inspect this. For more information or to view this property, please contact 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. **