

17/53 King George Street, Victoria Park, WA 6100



Apartment For Sale

Friday, 1 March 2024

17/53 King George Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
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MULTIPLE OFFERS RECEIVED!

Proudly Presented by Edward Lim...Welcome to the epitome of modern living at 17/53 King George Street, Victoria Park! This exceptional 2-bedroom, 1-bathroom apartment on the ground floor offers a lifestyle that seamlessly combines convenience, style, and comfort. As you step into the apartment, you'll be captivated by the open-plan kitchen. Its practical design not only enhances functionality but also exudes a stylish charm. The kitchen becomes the heart of the home, perfect for hosting fabulous gatherings or enjoying intimate evenings with loved ones. The living area, adorned with wooden laminate flooring, flows effortlessly towards the private rear courtyard. This surprisingly spacious outdoor oasis becomes your ideal spot to unwind and recharge after a long day, providing a perfect blend of indoor and outdoor living. The generously proportioned master bedroom ensures a tranquil retreat, complete with a built-in robe and boasting direct access to the common bathroom. Providing a clever separation of space, the second bedroom is at the rear, giving a sense of privacy. The common bathroom is not only well proportioned but also features a large vanity, shower, and toilet. Adding to the overall convenience and practicality is the dedicated built-in laundry cleverly hidden behind sliding doors in the bathroom. This thoughtful design ensures that your laundry facilities are discreetly tucked away, maintaining the sleek aesthetics of the space. With reverse cycle air split systems wall unit in the living area, you can enjoy optimal comfort throughout the year. The inclusion of NBN connectivity ensures that you have access to super-fast internet, catering to your modern lifestyle needs. Beyond the walls of this impeccably presented apartment lies a neighbourhood teeming with life. Within walking distance, you'll discover charming cafes, lively bars, mouth-watering restaurants, trendy shops, and more. Seamless access to public transport makes commuting to the City, Optus Stadium, and Curtin University a breeze, putting everything you desire right at your fingertips.

The Property & What We Love?!

- * Built Year: 1980, Internal Living Area: 56m²
- * Exceptionally located!
- * Amazing lifestyle...
- * Ground floor apartment with super spacious courtyard!
- * An open plan & functional design to maximise space
- * Split reverse cycle air-conditioning in living area
- * NBN ready, SPARKLING pool
- * Under cover parking bay
- * Gated complex
- * Easy access to nearby public transport
- * Low Maintenance, Private & Secure
- * Estimated Rental: \$570 - \$590/week
- Outgoings: * Council Rates: app. \$1,437.39 (FY 2023 - 2024)
- * Water Rates: app. \$888.80 (FY 2022 - 2023)
- * Strata Levies: \$674.80/q (which includes Admin: \$576.80/q & Reserve: \$98/q)

Don't miss the opportunity to make this apartment your own, a perfect blend of contemporary living and urban convenience! Whether you're seeking an investment opportunity, your first home, or a cosy downsizing option, you simply must see this gem for yourself. For more information or to view this property, please call or text 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. **