

**2/32 Garland Street, Victoria Park, WA 6100**



**Sold Apartment**

Tuesday, 15 August 2023

2/32 Garland Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
0894737777

**\$355,000**

**\*\*HOME OPEN CANCELLED\*\*** Proudly Presented by Edward Lim. Step into a world of pure convenience and excitement with this ground floor apartment. Located in a beautifully maintained building, this 2-bedroom, 1-bathroom gem is simply irresistible. Picture yourself just a short stroll away from tantalising restaurants, trendy shops, lush parklands, and delightful playgrounds. And guess what? The magnificent Swan River foreshore is practically on your doorstep! Oh, the joys of living in such a prime location! But that's not all - commuting is a breeze with easy access to city buses. In just minutes, you can find yourself in the heart of the City, at prestigious Curtin University, or even at the awe-inspiring Optus Stadium. The possibilities are endless, and you're going to adore every moment of your new life here! As you step inside, prepare to be blown away. The lounge and dining areas are unbelievably spacious and seamlessly flow into your very own courtyard. From this vantage point, you'll be treated to breathtaking views of the enchanting McCallum Park. It's the perfect spot to savour a peaceful morning coffee or to throw the ultimate gathering for your loved ones. The open plan kitchen! This culinary haven is equipped with sleek, modern appliances and an abundance of storage space. Get ready to unleash your inner chef and cook up a storm to impress your friends and family. The possibilities for culinary adventures are endless in this kitchen! When it's time to retreat and recharge, you'll find solace in the generously sized master bedroom. Complete with built-in robes and direct access to the semi-ensuite bathroom, it's a haven of tranquillity. And let's not forget the second bedroom, which is equally spacious and perfect for guests or little ones. The common bathroom is a bright oasis, adorned with a stylish vanity counter and top-notch fittings. With the added convenience of laundry facilities discreetly tucked away, this apartment boasts a sensible floor plan that truly maximises every inch of space. Prepare to be wowed by its exceptional location, offering you an amazing lifestyle that others can only dream of. It's a place where you can truly relax and unwind, enjoying peace and quiet like never before. And let's not forget the privacy - it's your own personal sanctuary. This apartment comes with all the essential features you desire. From the built-in laundry area to the NBN readiness (with the fantastic FTTP connection), everything has been thoughtfully designed for your convenience. You'll have an undercover car bay to keep your vehicle safe and secure. And if you're a fan of refreshing dips, the sparkling pool will be your go-to spot. With its low maintenance and secure nature, this property is the epitome of the perfect lock-and-leave lifestyle. The Extraordinary Property & What Captivates Us?! \* Uncover Unparalleled Location Awesomeness! \* Embark on an Enchanting Lifestyle Adventure! \* Immerse Yourself in Serenity and Pure Relaxation! \* Embrace the Tranquil Whispers of Silence... \* Revel in Unmatched Privacy and Exclusivity! \* Effortlessly Convenient Built-in Laundry Haven \* Experience Culinary Bliss with a Stunning Open Plan Kitchen \* Enjoy Blazing-Fast NBN Connectivity (FTTP - the Epitome of Excellence!) \* Your Vehicle Nestled in a Secretive, Undercover Car Bay \* Discover the Ultimate Lock & Leave Oasis \* Plunge into the Allure of a Sparkling Pool Paradise \* Rejoice in Low-Maintenance Living with Unyielding Security \* An outside store room for more storage \* Estimated Rental \$480 - \$500/week Outgoings: \* Council Rates: app. \$1,375.69 (FY 2022/2023) \* Water Rates: app. \$869.78 (FY 2021/2022) \* Strata Levies: app. \$1,100/qtr (which includes Admin: \$900/qtr & Reserve: \$200/qtr) Whether you're a first-time homebuyer, someone looking to downsize, or an investor seeking a golden opportunity, this property is guaranteed to steal your heart. Currently leased to a reliable tenant for \$430 per week until 30/11/2023, it's a fantastic investment opportunity. For more information or to view this property, please contact 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. \*\*