

**20/15 Leonard Street, Victoria Park, WA 6100**



**Apartment For Sale**

Thursday, 25 April 2024

20/15 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Laura Brown  
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## Offers low \$400,000's

Whether you're looking for your perfect lock-and-leave home or a valuable addition to your investment portfolio, this gem ticks all the boxes. Please note this property is currently tenanted until July 2024. This 1-bedroom apartment offers a unique space of two balconies, one perfect for entertaining and one for privacy. Enjoy entertaining your guests on the East facing balcony overlooking the hills and Victoria Park vista, or enjoy your morning coffee out on the secondary balcony sheltered by the privacy of the complex. You'll enjoy a serene retreat located within a complex of 34 apartments, whilst being just a stone's throw from the vibrant Victoria Park entertainment precinct, where an array of shops, restaurants, cafes, and pubs await. Commuting is a breeze with easy access to Perth Airport, Optus Stadium and the Perth CBD via multiple public transport routes. As you enter the apartment, you are welcomed by the open plan kitchen, living and dining area offering floor-to-ceiling windows allowing an abundance of natural light that streams into the home. The kitchen is equipped with stone bench tops, stainless steel Bosch appliances and generous cupboard space. Property benefits • Expansive floor to ceiling windows and sliding door to balconies • Two generous balconies • Stainless steel appliances including dishwasher • Euro style laundry including dryer • Reverse cycle air conditioning in living and master bedroom • Quality sheer and block out blinds through out • Secure basement parking • Secure storeroom • Secure lift access • Electronic security access and intercom • Built 2015 Location features • 5.0km from Perth CBD • 2.2km from Crown Entertainment Complex • 3.0km from Optus Stadium • 500m from Victoria Park Central • Easy access to public transport on Albany Highway New Market rent estimate from \$500+/week Current rent - \$420 /week until July 2024. Strata rates - \$792.00 p/q Council rates - \$1,705.01 p/a Water rates - \$927.42 p/a Local authority: Town of Victoria Park For more information on this lovely apartment, contact Laura Brown on 0466 286 504 or [laura@celsius.com.au](mailto:laura@celsius.com.au).