

**23W/107 Washington Street, Victoria Park, WA  
6100**

**Jones  
Ballard**

**Sold Unit**

Friday, 1 March 2024

23W/107 Washington Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Unit**



Team Ballard  
0894741533

## Contact agent

Urban Living with City Views This spacious top-floor apartment offers an elevated living experience, boasting city views from its leafy corner position. A little over 400 metres away lies Raphael Park in the suburb's coveted dress-circle locale, and the vibrant Albany Highway shopping and dining strip for which Vic Park is renowned. Step inside, and you'll discover two generously proportioned bedrooms, each designed with your comfort in mind. The main bedroom boasts carpets a walk-in robe and semi ensuite bathroom, while the second bedroom features warm timber look flooring and wardrobe. The modern, fully-tiled bathroom comes complete with a floating vanity, semi-frameless shower and WC, while the updated u-shaped kitchen includes a stainless steel double fridge, Fisher & Paykel dish draw dishwasher and electric hotplates/oven. Adjacent, the open-plan living area, adorned with a split-system reverse cycle air conditioner for year-round comfort, seamlessly connects to a balcony overlooking the communal pool and spa, where you'll relax with city views and refreshing river breezes. The secure complex features gated parking and an allocated car bay to ensure your peace of mind. Additional amenities include a glistening swimming pool, spa, BBQ facilities, attic storage space. Situated next to the Hawthorne Park Reserve, this residence offers easy access to the vibrant Vic Park cafes, restaurants, and essential amenities. Seamless public transport connections ensure you're well-connected to the CBD, Crown Entertainment Complex, Optus Stadium, and other local attractions.\* Enquire through Agent for "Price Guide" Features include: Top-floor apartment with city views 65sqm of living area 2 bedrooms, 1 bathroom Concealed laundry Modern kitchen and bathroom Items included - Dishwasher, Double door Samsung fridge, Simpson washer & Hoover dryer. Reverse-cycle A/C in living area Private balcony with panoramic views Secure allocated carport parking for 1 vehicle Main bedroom with walk-in robe and semi ensuite 2nd bedroom with built-in robe Communal pool, spa and BBQ amenities Fantastic leafy location Excellent investment opportunity! Currently leased on Fixed Term tenancy until early March 2024. Council: \$1,639.56pa, Water: \$916.04pa, Strata Levy: \$990.00pq Location (approx. distances): 130m Hawthorn Park 430m Raphael Park 520m Albany Highway 620m Woolworths Vic Park 700m Victoria Park Primary School 1.1km Kent Street SHS 1.3km Causeway bus interchange 1.3km Victoria Park Station 1.4km Hawaiian's Park Centre