

24/54 Canning Highway, Victoria Park, WA 6100



Sold Apartment

Tuesday, 20 February 2024

24/54 Canning Highway, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
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\$385,000

Proudly presented by Edward Lim...Prepare for a life where everything is at your fingertips with incredible restaurants, trendy shops, lush parklands, and delightful playgrounds just a leisurely stroll away. Add the picturesque Swan River to the mix and top it off with effortless access to city-bound buses. Welcome to the place you'll absolutely fall in love with! Introducing 24/54 Canning Highway, positioned on the first floor of the illustrious Gloucester Gardens! This two-bedroom apartment is not just a living space; it's a canvas of urban luxury with sweeping city glimpses. Step inside to an open-plan living and dining area that's drenched in natural light, adorned with easy-care wooden looking vinyl flooring. And that's not all - it seamlessly flows into a private balcony, extending your living space and inviting the outdoors in. The open plan kitchen, a culinary haven is both practical and functional, boasting ample bench space and ample storage. Cooking here is not just practical; it's an absolute delight, making it the heart of your entertainment endeavours. Two generously sized bedrooms await, and the common bathroom is spacious and even houses a built-in laundry area, maximising every inch of space with thoughtful design. Featuring reverse-cycle air conditioning, secure parking, and the coveted NBN (FTTP connection), this remarkable apartment perfectly marries tranquillity with convenience. The Property & What We Love?! * Built Year 1981 | Build up area: 83m² * A dazzling two bedroom & one bathroom haven* Location, location, location | a perfect 10 for lifestyle living* Open plan & functional design to maximise the space* Convenient access to public transport * Secure, lock and leave living!* Covered parking * NBN ready for seamless connectivity* Low maintenance and secure* Super private!* Estimated rental \$500-520/week which makes your wallet smile! Location wise... * 30m (approx) to nearest Bus Stop* 250m (approx) to McCallum Park* 350m (approx) to Swan River* 1.3km (approx) to Albany Hwy shopping & eateries* 1.9km (approx) to The Crown Perth* 2.2km (approx) to Burswood Train Station* 3.8km (approx) to South Perth Foreshore* 4km (approx) to Perth CBD* 12km (approx) to Perth Airport Outgoings: * Council rates: app. \$1,444.64 (FY 2023 - 2024) * Water rates: app. \$902.40 (FY 2022 - 2023) * Strata Levies: app. \$505.95 (includes Admin \$446.43/q, Reserve \$59.52/q) This cherished apartment is not just a place to live; it's a lifestyle you'll adore. It's ready for you to move in and make it your own. Presently tenanted by a reliable tenant for \$400/week on a periodic lease. For more details or to arrange a viewing, reach out to listing agent, Edward Lim at 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.**