

25/45 Leonard Street, Victoria Park, WA 6100



Sold Apartment

Friday, 29 September 2023

25/45 Leonard Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
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\$340,000

Proudly Presented by Edward Lim Prepare for a life where everything is at your fingertips. Picture this: 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 25/45 Leonard Street, your ticket to elevated living on the sixth floor of the illustrious Washington Gardens. This two-bedroom corner apartment is not just a living space; it's a canvas of urban luxury with sweeping city views through its near-new, expansive, double-glazed windows. Step inside to an open-plan living and dining area that's drenched in natural light, adorned with easy-care wooden flooring. And that's not all – it seamlessly flows into a private enclosed balcony, extending your living space and inviting the outdoors in. The kitchen, a culinary haven, has undergone a clever makeover, boasting ample bench space, stylish tiled splashbacks, 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, recently revamped, 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 1970 | Build up area: 71m²
- * A dazzling two bedroom haven*
- Location, location, location | a perfect 10 for lifestyle living*
- Mesmerising city views!*
- Super convenient access to public transport (practically at your doorstep)*
- Secure, lock and leave living!*
- Covered parking with automatic gated access*
- Onsite CCTV for added security*
- Intercom access - right to your phone*
- NBN ready for seamless connectivity*
- Low maintenance and secure...*

Estimated rental \$500 - \$520/week which makes your wallet smile! Outgoings: * Council Rates: app. \$1,582.97 (FY 2023/2024) * Water Rates: app. \$861.57 (FY 2022/2023) * Strata Levies: app. 1,298.78/qtr (which includes Admin: \$811.76/qtr & Reserve: \$487.02/qtr)

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. For more details or to arrange a viewing, reach out to listing agent, Edward Lim at 0408 929 655. Your dream lifestyle awaits! ** 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. **