

**27/8 Hordern Street, Victoria Park, WA 6100**



**Unit For Sale**

Saturday, 13 April 2024

27/8 Hordern Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## UNDER OFFER

Standing out above the rest, it is my great pleasure to introduce this exquisite apartment to the market, making its debut sale since its original purchase in 2011. Opening the front door, prepare to be captivated by the unit's luminosity and airiness, accentuated by its crisp, contemporary color scheme and expansive floor-to-ceiling windows that invite abundant natural light to grace every corner of the apartment. This apartment is situated on the 3rd level, positioned at the end of the passage, offering you additional privacy on both balcony areas, as you don't have any neighbours overlooking your apartment, plus you have lovely tree top views from both balconies.

**Key Features:**

- \* An open-plan layout seamlessly integrates the lounge, dining, and kitchen areas, extending onto a 23sqm spacious balcony.
- \* Floor-to-ceiling windows adorned with high-quality sheer and blackout curtains to enhance the ambiance, complemented by an efficient air conditioning system.
- \* The kitchen boasts pristine white stone waterfall benchtops, ample white cabinetry, a gas cooktop, electric oven, and provision for a dishwasher and microwave and fridge.
- \* The master bedroom offers generous proportions, featuring a sliding door that leads to the balcony, an ensuite bathroom, and double mirrored robes, all supplemented by a split air conditioning unit.
- \* Two additional bedrooms, each with robes, open onto another expansive private 13 sqm balcony, ideal for visitors seeking a tranquil reading nook in the sun.
- \* A family bathroom encompasses a bath, built-in shower, toilet, and laundry area, complete with dryer included. Good linen storage in this area as well.
- \* Tandem car bays with a sizable lockable storeroom.

**Complex Facilities:**

- \* A welcoming foyer sets the tone for guests' arrivals.
- \* Communal entertainment spaces include a snooker room and a sprawling pool and spa area, accompanied by a sauna room and convenient shower facilities.
- \* Ample visitors parking is available.

The EDGE complex enjoys an enviable location on the cusp of the city, granting effortless access to the picturesque Swan River foreshore, Burswood, Crown Towers, and Optus Stadium, all within easy walking distance. Bus routes conveniently traverse the area, and the underpass adjacent to the complex provides direct access to the South Perth foreshore, soon to link with the new Causeway bridge, offering unparalleled convenience to both the river and city. Situated within the catchment area of Victoria Park Primary School just mere blocks away from the scenic Raphael Park, this residence is also within close proximity to the Causeway bus interchange. Additionally, the vibrant Victoria Park cafe strip beckons just a short stroll away, boasting an array of dining options to indulge in. Embrace a lifestyle of leisure and comfort in this remarkable locale, where relaxation and enjoyment await at every turn.

\*\* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts <https://prop.ps/l/olKVpUI7mY1IOUTGOINGS>: Council rates PA: \$2505.55 Water rates PA: \$1315.36 Strata Levies PQ: Admin \$1,425.62 & Reserve \$285.88

**SQM AREA:** Internal: 92 sqm  
1 Balcony: 22 sqm  
2 Balcony: 13 sqm  
Carbays: 24 sqm  
Store Room: 5 sqm

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.