

**3/157-161 Hubert Street, East Victoria Park, WA
6101**

Professionals

Sold Apartment

Sunday, 24 March 2024

3/157-161 Hubert Street, East Victoria Park, WA 6101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Andrew Fisher
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\$211,000

THIS HOME IS UNDER OFFER SORRY! Investments this close to the city are just a no-brainer. This well-maintained ground-floor apartment, comprising 1 bedroom and 1 bathroom, is located in a complex that is centrally located, close to main shopping and transport hubs and just 12 kilometres from the city centre. Located on the highly desirable ground floor with renovations already mostly complete, this is a perfect opportunity to break into a market that just keeps on giving! Live in easy comfort with little to no maintenance so you can enjoy the plethora of restaurants and bars in the area. Public transport ensures you can easily access the City, Optus Stadium, or Curtin University. Recently renovated, the open plan living, and kitchen areas are well presented and perfect for a couple to discuss the day or to finish off those last-minute project notes or just kick back and watch the latest blockbuster. The master bedroom is spacious and easily fits a big comfortable bedroom suite, and the ensuite is practical and spacious as well. The addition of wardrobes has given it more practical storage as well! Being on the ground floor, there is a small private balcony, perfect for your morning coffee and no pesky stairs or elevators to worry about. The complex provides secure parking, gated security access for peace of mind and communal laundry with high-speed NBN connectivity right to your apartment. Currently tenanted until the 14th of September at \$350 per week but at the end of lease this will rise with others now fetching as much as \$450 a week. So, you can't move in yet - but you can enjoy superior rent returns while you watch your investment nest egg grow. Then when the lease is up, you can either continue to accommodate these absolutely perfect tenants or move in and enjoy everything about this lovely apartment. Outgoings: Council and Water approximately \$2k per annum Strata Levies: \$2150 pq approx. at present Special Levy: \$3,807.50 pq for Roof Upgrade To see the apartment, call exclusive listing Rep Andrew Fisher or click the contact button and we will get back to you to arrange a viewing.* Note Strata levies are elevated at present to raise funds to do some significant building upgrades, protecting your investment for years to come. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.