

**3/32 Garland Street, Victoria Park, WA 6100**

ACTON **belle**  
PROPERTY

**Apartment For Sale**

Tuesday, 16 January 2024

3/32 Garland Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Celeste Vasile  
0894742088



Kym and Shane Vasile  
0894742088

## EOI

This property offers a premium location just a hop, skip and jump from the river and gorgeous parkland, and is only a stones throw to both the CBD and Victoria Park cafe strip. This immaculate apartment offers near-city living at its best. Whether you're looking for your perfect lock-and-leave home or a valuable addition to your investment portfolio, this home ticks all the boxes. PLEASE NOTE THERE IS A RESIDENTIAL TENANCY AGREEMENT IN PLACE UNTIL 13/08/2024 at \$580/week. WHAT'S TO LOVE ABOUT THIS HOME?- Elegant renovated kitchen with stone tops, stainless steel appliances, ample storage and breakfast island- Spacious master bedroom with built-in-robos and solid timber floor- Second good sized bedroom with solid timber floors- Stylishly renovated bathroom with laundry corner and linen storage- Inviting and private alfresco with café blinds What's to love about the location?- 2km to Perth City- 10km to Perth Airport - 2km to crown entertainment complex- 2km to Vic Park Centro- Walking distance to a number of great schools and day-cares- hundreds of cafes, restaurants and shopping options on your doorstep along the Albany Hwy café strip- Several parks and playgrounds just a short stroll away BONUSES TO LOVE- Secure, allocated, under cover parking- Air-conditioning split system- Plantation shutters- Store room- Dishwasher- Secure, gated complex in small group of 8- Pool (communal) Rates and Fees:- Council Rates: \$1437.39/year- Water Rates: \$888.80/year- Strata Fees: \$1150.00/quarter