

3/962 Albany Highway, East Victoria Park, WA 6101

Apartment For Sale

Tuesday, 19 March 2024

**Jones
Ballard**

3/962 Albany Highway, East Victoria Park, WA 6101

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 174 m2

Type: Apartment



Nik Jones

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NEW TO MARKET

Set in a secure boutique development in a great location along the vibrant East Vic Park cafe strip, this beautifully presented modern apartment offers the convenience of easy-care living with the benefit of a large tiled balcony overlooking a huge terrace, totaling over 60sqm of outdoor entertaining space. Add to that a great layout with a big, open plan living and entertaining zone, spacious bedrooms each with their own bathroom and ideal for shared living, plus the added bonus of two secure parking bays, and you have the perfect home, investment or city base, just minutes from the Perth CBD.

- Stylish presentation in fresh, neutral tones, with lots of natural light
- Spacious open plan living, opening to the large balcony and private terrace
- Beautiful kitchen with stone tops, dishwasher, stainless steel appliances and breakfast bar
- Two large bedrooms, both with built in robes, and each with their own bathroom (ensuite to main)
- Elegant timber-look flooring throughout, reverse cycle split system air conditioning
- Two secure side-by-side parking bays with private rear lane access, own storeroom
- Small secure complex of 12 (+ 2 commercial) built in 2015
- Easy walking distance to an array of great cafés, restaurants and bars
- Just a few minutes into the city, Crown and Optus Stadium
- Easy access to the airport and Curtin Uni, excellent public transport
- 174sqm of total lot area (82sqm living, 20sqm balcony, 42sqm terrace, 28sqm parking, 2sqm store)

Ready for you to move into or rent out immediately, this is the ideal low-maintenance, 'lock-up-and-leave' home close to all the action. Our last few similar listings have sold within days of hitting the market, so be sure to be amongst the first to view at the first Home Opens this week. All offers are invited by 4:00pm (AWST) Wednesday 3rd April 2024. Offers will be conveyed to the seller as received and responded to on or before the campaign end time. The seller reserves the right to accept an offer prior to the end of the campaign. For further information, including guidance on pricing, please call Nik Jones or for the quickest and most detailed response, please send an EMAIL enquiry directly from this website (preferably NO SMS enquiries, please).

THE DETAILS: Local Authority: Town of Victoria Park Council Rates: \$1,653.04 per annum Water Rates: \$1,038.68 per annum Strata Admin Levies: \$924 per quarter Reserve Fund: \$192.50 per quarter Total Strata Lot Area: 174sqm All Offers Invited by 4pm, Wed 3rd April 2024 (The seller reserves to right to accept offers earlier)