

**301/69 Leonard Street, Victoria Park, WA 6100**



**Sold Apartment**

Thursday, 5 October 2023

301/69 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 41 m2**

**Type: Apartment**



Edward Lim

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**\$186,000**

**\*\*First Open Home, 12:40pm Sat, 7/10/2023\*\* Proudly Presented by Edward Lim** Hey there, all you House Rules aficionados, this one's a real gem! The seller is practically shouting, "SELL!" and they've thrown down the challenge for you to become the star of your very own TV show right here in Victoria Park! Introducing 301/69 Leonard Street, the one-bedroom apartment with a past, waiting for a glorious revival in the heart of this buzzing suburb! Located on the third floor of a secure and private complex, this apartment is like a hidden treasure waiting to be discovered. The living area is spacious and seamlessly connects to your very own balcony, perfect for hosting epic get-togethers. The kitchen space is right in sync with the living space, making entertaining a breeze. And the master bedroom? It's not just good-sized; it comes complete with an ensuite and a built-in toilet. But that's not all! This apartment is a canvas waiting for your artistic touch. It's not just potential; it's a perfect blank canvas, ready to be transformed into your dream apartment home! Location wise, imagine walking to the end of your street and entering Perth's most vibrant restaurant and cafe strip, pure foodie heaven! Plus, the park and the river are just a leisurely stroll away. And don't get us started on the convenience - Swan River, Curtin University, and the iconic Optus Stadium are all at your fingertips. Talk about prime real estate! So, what's in store for you?!

- \* One bedroom corner fixer-upper apartment with private balcony
- \* Internal Living Area: app. 41sqm
- \* PROMINENT Location with SUPERB Lifestyle
- \* Peaceful & quiet vibes
- \* Open plan kitchen area for your culinary adventures
- \* Secure Parking because your ride deserves a comfy spot too
- \* Communal Laundry so no laundry day woes
- \* NBN Ready (FTTP), staying connected is a breeze
- \* Easy access to nearby public transport
- \* Estimated rental for renovated apartments \$390 - \$410/week, cha-ching!
- Outgoings: \* Council Rates: app. \$1,404.74 (FY 2023-2024)
- \* Water Rates: app. \$749.86 (FY 2022-2023)
- \* Strata Levies: app. \$522.20/q (which includes Admin: \$489.45/q & Reserve: \$32.75/q)

Here's the kicker, it's being sold "As Is," and that means you've got the perfect opportunity to turn this into a SHOW-STOPPING MASTERPIECE in an AMAZING LOCATION! Don't miss the opportunity to make it yours. Contact listing agent, Edward Lim today for a viewing! \*\* 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. \*\*