

**34&35/45 Leonard Street, Victoria Park, WA 6100**



**Sold Apartment**

Friday, 6 October 2023

34&35/45 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Apartment**



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**\$660,000**

Proudly presented by Edward Lim. Get ready for the most exhilarating real estate adventure you've ever embarked on! Nestled at the peak of Victoria Park, this place isn't just a home; it's a front-row ticket to a jaw-dropping, million-dollar view extravaganza! Imagine a world where you're surrounded by a 270-degree panoramic masterpiece. Behold the City skyline, the majestic Swan River, the dazzling lights of Burswood, and the iconic Optus Stadium. These views aren't just reserved for one lucky room; they grace nearly every corner of this amazing apartment. And if that wasn't enough, step outside onto your entry balcony, and you'll be greeted by the serene Hills. Could it possibly get any better? Brace yourself, because it absolutely does! Meet 34-35/45 Leonard, where two top-level penthouses joined forces to create one colossal super apartment! As you step through the front door, you're welcomed into a grand entrance hall adorned with brand new hybrid timber flooring. Right off the bat, there's a generously sunlit bedroom 4, currently moonlighting as a study room. This is where innovation meets inspiration, and every nook and cranny holds endless possibilities, a perfect spot for your home office dreams to come true! The kitchen is the heartbeat of this home, boasting ample cupboard space, a built-in oven, a built-in microwave, a 900mm cooktop with a Miele extraction fan, a Miele dishwasher, and a colossal water filtration system. Whether you're whipping up a culinary masterpiece or hosting friends, this kitchen is up for any challenge! Moving on to the open-plan lounge and dining areas, prepare to have your breath taken away once more. Not only are the views spectacular, but the space has also been recently renovated to perfection. It boasts a 74" electric fireplace heater with customisable driftwood themes, recessed LED strip feature lighting, and wall washers to set the mood. And now, the master bedroom, where the views are equally mind-blowing. It comes complete with a motorised blackout blind, remote-controlled of course, a private en-suite, and walk-in robes that double as a FULL DRESSING ROOM with separate HIS AND HER sections for hanging space, shelving, and drawers. The private en-suite is a masterpiece itself, with double vanities, a spacious shower recess, a heated towel rail, and ample storage, including charming drawers and cupboards designed especially for makeup and trinkets, fit for royalty indeed! Don't think we've forgotten about the other bedrooms. Bedrooms 2 and 3 are generously sized and perfectly proportioned, with bedroom 2 featuring a built-in robe. A second bathroom, complete with a built-in toilet, caters to the needs of bedrooms 2, 3, 4, and your guests. And to make laundry a breeze, there's a built-in laundry area in the common bathroom, recently updated with new overhead cupboards, a fresh benchtop, and a sink. With a ducted reverse cycle cassette air conditioner system in the living space which is also ducted to the master bedroom and ceiling fans in all bedrooms, you'll stay cosy year-round. Parking is a breeze, too, with two single lock-up garages and an additional two open-space parking spots in a secure gated area. As for location, it's a jackpot! You're moments away from the buzzing Albany Highway cafe and restaurant scene, while still being close to Perth CBD, Curtin University, and the tranquil Swan River. Public transport is just a hop, skip, and a jump away, making city commutes a breeze. Convenience at its finest! But wait, there's even more to love about this gem: \* PROMINENT Location with FANTASTIC Lifestyle! \* Built Year: 1970 | Build Up Area: 176.12m<sup>2</sup> (including Living: 140.82m<sup>2</sup>, Lock Up Garage: 35.30m<sup>2</sup>) \* 4 bedrooms & 2 bathrooms \* Spacious & well proportioned living areas \* A kitchen that's open plan and ready for action! \* Panoramic views that will leave you breathless... \* Double glazing window throughout for added comfort \* LED lighting throughout with stylish recessed LED strip feature \* Wall washer lighting in the living space \* Intelligent 'Google Home' lighting control in key areas \* Near new reverse cycle air conditioning system (still within 5 year warranty) \* Ceiling fans in all bedrooms \* Not 1 but 2 instantaneous electric Hot Water Systems (there is always a backup) \* NBN Ready (FTTP, yes the better one) \* Intercom access (direct to your mobile phone) \* CCTV onsite for added security \* A total of 4 parking bays (2 garage and 2 open space parking) \* Brand new modern elevator (installed in June 2023, still under installer's 12 months warranty) \* Easy access to nearby public transport \* Private, Low Maintenance & Secure \* Estimated Rental: \$900 - \$920/week Outgoings: \* Council Rates: app. \$2,867.52 (FY 2023/2024) \* Water Rates: app. \$1,723.14 (FY 2022/2023) \* Strata Levies: \$2,823.45/qtr (which includes Admin: \$1,764.70/qtr & Reserve: \$1,058.75/qtr) This home has been cherished and cared for, and it's ready for you to call it your own. To experience this property firsthand, reach out to listing agent, Edward Lim at 0408 929 655. Your dream penthouse adventure awaits! \*\* 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. \*\*