

49/8 Hordern Street, Victoria Park, WA 6100



Unit For Sale

Friday, 3 May 2024

49/8 Hordern Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 77 m2

Type: Unit



Diane Sheppard
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Michael Sheppard
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From \$549,000

Step into this home and experience something truly special. This meticulously cared-for unit radiates comfort and tranquility, nestled perfectly on the first floor of the sought-after Edge complex. Offering unparalleled privacy and protection from the elements, yet still providing stunning views of the pool and communal areas, this home is a perfect haven of peaceful living. Let's explore its features:*

- * The open-plan layout seamlessly integrates the lounge, dining, and kitchen areas, complemented by a split system air conditioning unit.*
- * The well-appointed kitchen boasts stone benchtops, ample storage, a dishwasher, and European appliances.*
- * A spacious 18sqm north-facing balcony offers ultimate privacy and shelter, with no neighboring units overlooking it, providing a serene retreat for relaxation.*
- * The master bedroom features elegant lighting, double robes, new electric block-out blinds, sheer curtains, and luxurious carpeting. Wake up to the soothing view of the swimming pool and enjoy sliding door access to the balcony. The main bedroom has its own split system air conditioning unit*
- * The main ensuite includes a shower, toilet, and single vanity.*
- * The second bedroom offers plush carpeting, double mirrored robes, block-out blinds, sheer curtains, and pool views, with access to the balcony.*
- * A second bathroom with a spacious shower, toilet, and laundry facilities adds convenience.*
- * Secure undercover parking and a 4sqm storeroom near the lift offer practicality.*

NBN connectivity ensures seamless communication. Experience resort-style living with communal facilities including a swimming pool, spa, BBQ area, entertainment space, gym, and sauna. The sense of community within the Edge complex is truly exceptional, fostering support among residents and tenants. Located just minutes from the CBD, Swan River foreshore, and amenities such as the Causeway Bus Station interchange and the Albany Highway cafe strip, this residence offers easy access to Crown Casino, Optus Stadium, airports, and universities. Additionally, it falls within the highly sought-after Victoria Park Primary School zone, with Regent College nearby. There is a direct underpass/walkway right at the complex, which takes you directly onto foreshore and towards the city. Don't miss the opportunity to make this exceptional property your home.**

Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts [https://prop.ps/l/iPE0IQFkH1bBDIMENSIONS:Internals - 77sqmBalcony - 18sqmCarbay - 14sqmStoreroom - 4sqmOUTGOINGSShire Rates PA - \\$2,034.51Water Rates PA - \\$1,182.36Strata Levies PQ - Admin \\$1045.45 + Reserve \\$209.65](https://prop.ps/l/iPE0IQFkH1bBDIMENSIONS:Internals - 77sqmBalcony - 18sqmCarbay - 14sqmStoreroom - 4sqmOUTGOINGSShire Rates PA - $2,034.51Water Rates PA - $1,182.36Strata Levies PQ - Admin $1045.45 + Reserve $209.65)

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