

**6/157-161 Hubert Street, East Victoria Park, WA  
6101**



**Apartment For Sale**

Wednesday, 10 January 2024

6/157-161 Hubert Street, East Victoria Park, WA 6101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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**From \$199 K ++**

Step into the epitome of convenience and comfort at 6/157-161 Hubert Street! This well-maintained ground-floor apartment, boasting 1 bedroom and 1 bathroom, is located in a complex that is the envy of its peers. Embark on a journey of discovery as you step outside your door to find a plethora of amenities – charming cafes, lively bars, mouth-watering restaurants, trendy shops, and more, all beckoning you to immerse yourself in the vibrant surroundings. Seamless access to public transport ensures you can effortlessly reach the City, Optus Stadium, or Curtin University with unparalleled ease. But there's even more to delight in! The open-plan living and kitchen areas are a blend of comfort and functionality where you can entertain and whip up culinary masterpieces for family and friends. The master bedroom, a sanctuary of tranquillity, offers generous proportions, providing the ultimate escape from the daily hustle and bustle. The ensuite is a luminous space adorned with a mirrored wall, timber arched ceiling, and a practical layout featuring a vanity and shower. The tiled living area effortlessly extends to a private balcony, creating a perfect retreat for your morning coffee. The complex provides secure parking, gated security access for peace of mind and communal laundry. And topping it all off is high-speed NBN connectivity (FTTP, the superior one, of course!) to keep you seamlessly connected and entertained. But the features don't end there: \* Year Built: 1968 with Build Up Area: 42m<sup>2</sup> \* Spacious bedroom providing you a peaceful and relaxing retreat \* Open-plan and functional design maximising space with no wasted corners \* Serenity meets lifestyle in this quiet haven \* Secure parking ensuring the safety of your precious vehicle \* Prime location with easy access to nearby public transport \* Low maintenance and private - spend less time worrying and more time enjoying \* Gated complex ensuring top-notch security for your peace of mind \* Excellent rental return estimated at \$440-\$460 per week - a wise investment indeed Outgoings: \* Council Rates: app. \$1,434.12 (FY 2023 - 2024) \* Water Rates: app. \$733.65 (FY 2022 - 2023) \* Strata Levies: TBA Currently tenanted to reliable tenants at \$340/week until 10/07/24. Whether you're a first-time homebuyer, an astute investor, or someone seeking a downsizing opportunity, don't miss out on this gem. Contact listing agent Edward Lim at 0408 929 655 for more information or to arrange 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 conduct their own investigations. \*\*