

**609/69 King George Street, Victoria Park, WA 6100**



**Apartment For Sale**

Wednesday, 13 December 2023

609/69 King George Street, Victoria Park, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



Edward Lim

0894737777

## Offers Over \$249 K

**\*\*To inspect the property, meet the agent at the rear entrance, facing McMaster Street, Victoria Park\*\* Proudly Presented by Edward Lim** Welcome to 609/69 King George, a dazzling apartment located on the sixth floor, and oh boy, is it a stunner! This place is so well maintained and immaculately presented; you'll be amazed. The modern open-plan living area is spacious and seamlessly blends with a balcony that stretches all the way across the property, giving you breathtaking vistas of the Darling Range escarpment! Picture yourself out there, sipping a cuppa, watching the sunrise, and just unwinding like royalty. The open plan kitchen has been upgraded. It's not just functional, it's practical and oh-so-cool! With plenty of benchtop space and heaps of storage, you can whip up gourmet meals and feel like a master chef in no time. The master bedroom has all the space you need to feel like you're living the high life. And guess what? The ensuite is light, bright, and fitted with top-quality goodies like a framed shower, WC and quality fittings throughout. Oh, hold your horses, there's more! This apartment comes with NBN FTTP connection, meaning you'll have super speedy internet to satisfy all your online cravings, whether it's business or leisure. But wait, there's so much fun around this place! You'll be living just a short stroll away from vibrant cafes, bars, shops, and drool-worthy eateries! Plus, you'll have parks all around you and the beautiful Swan River just moments away. And guess what else? You'll be a hop, skip, and jump away from city buses and the lively city of Perth itself! And let's not forget the cherry on top - the magnificent OPTUS Stadium! Time for the nitty-gritty!!! \* Built Year: 1970 with Living Space: app. 50m<sup>2</sup> & Balcony: app. 4m<sup>2</sup>: 53m<sup>2</sup> \* Stunning one bedroom apartment \* Modern fittings & fixtures for that oomph factor \* Spacious open plan design to make the most of every inch \* Not just 1 but 2 modern internal lifts! Elevator party, anyone?! \* NBN ready & secure parking | Modern living at its finest! \* And oh, did we mention the sparkling pool, perfect for those hot summer days?! \* Communal laundry, because we care about your laundry adventures! \* Excellent rental return, with rental estimate \$400 - \$420/week | Cha-Ching! \* The location is simply prominent! \* It's all about peaceful & quiet living... Zen vibes, anyone? \* Easy access to nearby public transport, convenient city hopping! Outgoings: \* Council Rates: app. \$1,404.74 (FY 2023/2024) \* Water Rates: app. \$749.86 (FY 2022/2023) \* Strata Levies: app. \$640/q (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q) And guess what? This gem of a place is currently tenanted by a reliable tenant for \$350/week until 31/1/24. So, whether you're on the lookout for an investment, your first home sweet home, or that perfect downsize, you've got to see this beauty for yourself. Contact the listing agent, Edward Lim on 0408 929 655 to get all the juicy details and book your inspection! Don't miss out on this extraordinary opportunity to live your best life at 609/69 King George! It's time to make your dreams come true! \*\* 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 \*\*