

**611/69 Leonard Street, Victoria Park, WA 6100**



**Apartment For Sale**

Tuesday, 6 February 2024

611/69 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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**From \$259 K ++**

Proudly Presented by Edward Lim...Step into your new sanctuary at 611/69 Leonard Street! This meticulously renovated fully furnished corner apartment effortlessly combines warmth and spaciousness, creating an inviting atmosphere that feels like home. Perched on the top floor, indulge in serene moments on the expansive balcony, sipping your favourite wine while soaking in the panoramic city views. Inside, the charm continues with rich wooden flooring and a thoughtfully curated light and bright palette, complemented by a refreshing aqua blue splashback. The kitchen is a culinary haven, offering a practical layout with ample benchtop space, ideal for a casual breakfast bar. Modern appliances, including a freestanding oven & cooker, and abundant storage make this space as functional as it is stylish. Say goodbye to communal laundry trips, your washing machine finds a convenient home right in the kitchen. The bedroom serves as a cosy retreat, generously sized and featuring an ensuite bathroom. A picture window captures the same tranquil views seen from the living area, creating a seamless connection with the outside world. The ensuite itself is a haven of light and brightness, boasting a vanity counter, rejuvenating shower, and quality fittings. Connect effortlessly with the world through NBN, ensuring lightning-fast internet for both work and leisure. Plus, stay comfortable year-round with the reverse-cycle split air conditioning system in the living area, guaranteeing a cool haven during scorching summers and a cosy retreat in winter. Location is key, and this property nails it! Explore vibrant cafes, bars, and shops just a short stroll away, immersing yourself in the lively strip of Perth. City buses at your doorstep and quick access to the City and Curtin University make this address the hub of convenience. Trust us, there's no better place to be in Victoria Park! The Property & What We Love?!\* Year Built: 1979 | Build Up Area: 40m2 \* Stunning One Bedroom apartment (fully furnished)\* City views!\* So well presented, you'll be impressed!\* Modern fittings & fixtures\* Air conditioning in living area\* An open plan & functional design to maximise space\* NBN ready & secure parking\* Communal Laundry (although not needed as space for washing machine in kitchen)\* PROMINENT Location!\* SUPERB Lifestyle\* PEACEFUL & QUIET...\* Easy access to nearby public transport\* Excellent rental return, estimated rental: \$450 - \$470/week Outgoings:\* Council Rates: \$1,426.51 (FY 2023 - 2024)\* Water Rates: app. \$861.57 FY 2022 - 2023)\* Strata Levies: app. \$551.25/q (which includes Admin: \$518.50/q, Reserve: \$32.75/q) Whether you are looking for an investment, your first home or something you can downsize into, you need to inspect this. For more information or to view this property, please contact listing agent, Edward Lim on 0408 929 655. Your dream lifestyle 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. \*\*