

**7/111-113 Hubert Street, East Victoria Park, WA  
6101**



**Sold Apartment**

Saturday, 23 December 2023

7/111-113 Hubert Street, East Victoria Park, WA 6101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Edward Lim  
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**\$235,000**

Proudly Presented by Edward Lim Brace yourself for an exhilarating encounter with this splendid 1-bedroom, 1-bathroom apartment on the first floor. Step into a world where convenience and comfort reign supreme, all within the meticulously maintained building that leaves the entire complex green with envy! Meet 7/111-113 Hubert Street. Enchanting cafes, lively bars, mouth-watering restaurants, chic boutiques, and an array of delightful discoveries beckon you, just a hop, skip, and a jump away, inviting you to immerse yourself in their charms. And the piece de resistance? Seamless access to public transport, serving as your very own magic carpet that effortlessly whisks you to the heart of the city, Optus Stadium, or Curtin University, fulfilling your every wanderlust and desire. The open-plan kitchen seamlessly blends functionality and style, like a heavenly match made just for you. Whether you're playing host to fabulous gatherings or simply cocooning with your loved ones, this welcoming hub is your ticket to savouring culinary delights like never before. The master bedroom, a haven of tranquillity, boasts generous proportions and is adorned to perfection with built-in robes. It's your ultimate retreat from the hustle and bustle of the day, a sanctuary of serenity where you can unwind and indulge in peaceful slumber. There is also a discreet laundry area ingeniously tucked behind sliding doors. This allows you to keep any laundry mess out of sight, maintaining clean and clutter-free living spaces. Smart right?! The ensuite is a delightful oasis, featuring a vanity counter, a chic framed shower, and high-quality fittings that exude style and luxury from every corner. The living area is generously spacious, with plush, soft-feel carpeting underfoot and an abundance of natural light streaming in, imbuing the space with a revitalising aura that can lift even the gloomiest of days. And the icing on the cake? Say goodbye to sweltering summers and chilly winters, for this haven is equipped with a split-system air-conditioner that ensures year-round comfort! And when it's time to unwind outdoors, just step out onto your entry balcony - it's not just roomy; it's a charming oasis all by itself! Enjoy secure undercover parking, gated access for that added peace of mind. And the icing on the cake? High-speed NBN connectivity (FTTP, the superior choice, naturally!) to keep you connected and entertained. But wait, there's more goodies to behold! \* Year Built: 1968 with Build Up Area: 62m<sup>2</sup> (Living: 40m<sup>2</sup>, Balcony: 5m<sup>2</sup>, Storage: 4m<sup>2</sup> & Car Bay: 13m<sup>2</sup>) | Modern twist with a cosy feel\* One spacious bedroom with built-in robes for all your storage needs\* An open-plan & functional design that maximises space | No wasted corners here!\* Enjoy the serenity of this quiet haven while living an amazing lifestyle!\* Secure undercover parking | Your precious vehicle will be safe & sound\* Stay warm or cool with the reverse cycle air conditioning split system in the living space\* Talk about a prime location! You'll have easy access to nearby public transport\* Low maintenance and private | Spend less time worrying & more time enjoying\* A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed\* Excellent rental return with estimated rental \$380 - \$400 per week | A wise investment indeed Outgoings: \* Council Rates: app. \$1,393.86 (FY 2023 - 2024)\* Water Rates: app. \$749.86 (FY 2022 - 2023)\* Strata Levies: app. \$614.92/q (which includes Admin: \$464.98/q & Reserve: \$149.44/q) Whether you're a starry-eyed first-time homebuyer, a savvy investor in search of the ultimate opportunity, or simply yearning to downsize in the most stylish way possible, this remarkable gem is a must-see, no-questions asked! Currently, tenanted by a reliable tenant for \$275/week until 19/1/2024. For further details or to schedule a viewing, contact listing agent, Edward Lim on 0408 929 655. Don't miss out on this golden opportunity! \*\* 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. \*\*