

**7/53 King George Street, Victoria Park, WA 6100**



**Sold Apartment**

Thursday, 14 March 2024

7/53 King George Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim

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**\$385,000**

Proudly Presented by Edward Lim Embark on a journey to find your own urban oasis at 7/53 King George Street, a hidden gem waiting to whisk you away into a world of excitement and comfort. Picture yourself stepping onto the balcony, greeted by awe-inspiring vistas of the Perth CBD, a panoramic backdrop inviting you to escape the hustle and bustle of the city and indulge in moments of pure relaxation or lively entertainment. Nestled snugly in the heart of Victoria Park, this 2-bedroom haven is a vibrant tapestry of contemporary allure and convenience. Within arm's reach, a smorgasbord of experiences beckons. Craving culinary delights? Take a leisurely stroll along the bustling Vic Park strip, where an array of top-notch restaurants and shops await your exploration. Yearning for outdoor thrills? Lose yourself in nearby parklands or playgrounds, or venture to the iconic Swan River foreshore for a dose of adventure. And with easy access to public transport, including a quick hop to the electric atmosphere of Optus Stadium or the academic hub of Curtin University, every day is an adventure waiting to unfold. Step inside and be embraced by spacious interiors with contemporary design elements that speak to your soul. Admire the dynamic open-plan living and dining area, adorned with inviting wooden looking laminate flooring that sets the stage for unforgettable gatherings. The well-appointed open plan kitchen, complete with an electric cooktop and ample counter space, transforms culinary escapades into a seamless affair. Venture further to discover not just one, but two generously proportioned bedrooms, offering sanctuary and serenity after a day's adventures. The master bedroom, with access to the semi-ensuite, exudes warmth and comfort, while the cleverly concealed laundry area in the bathroom adds practicality to your daily routine. But the perks don't end there! Stay cosy year-round with the reverse-cycle air conditioning, and rest easy knowing your vehicle is secure in the allocated parking space. With top-notch connectivity courtesy of NBN and FTTP, streaming and staying connected has never been easier. And let's not forget the icing on the cake, this fantastic property is part of a secure, gated complex, featuring a beautifully landscaped communal pool, where you can unwind and cool off during Perth's warm summers, all while revelling in the peace, security, and privacy it affords. The Property & What We Love?! \* Built Year: 1980 with Build Up Area: 56m<sup>2</sup> | Classic Charm with a cosy feel\* An open plan & functional design that maximises space\* Enjoy the serenity of this quiet haven while living an awesome lifestyle!\* Easy access to nearby public transport with all the conveniences at your fingertips\* Secure parking | Your vehicle will be safe & sound\* Low maintenance & private | Spend less time worrying & more time enjoying\* A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed\* Sparkling pool, nice right?! \* Low strata levies!\* Excellent rental return | Estimated rental: \$560 - \$580/week Outgoings:\* Council Rates: app. \$1,437.39 (FY 2023 - 2024)\* Water Rates: app. \$888.80 (FY 2022 - 2023)\* Strata Levies: \$691.85/q (which includes Admin: \$593.35/q & Reserve: \$98.50/q) This captivating apartment truly has it all, whether you're looking to downsize, step into homeownership for the first time, seeking a cosy pad between FIFO shifts, or eyeing a savvy investment opportunity with excellent rental returns. Presently tenanted by reliable tenants for \$480/wk until 10/1/2025. Don't let this treasure trove of possibilities slip through your fingers, seize the moment and contact listing agent Edward Lim on 0408 929 655 today! \*\* 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. \*\*