

7/990 Albany Highway, East Victoria Park, WA 6101



Apartment For Sale

Tuesday, 19 December 2023

7/990 Albany Highway, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Fulton Borthwick
0481194439

\$459,000

Proudly Presented by Fulton Borthwick This unique TOP FLOOR apartment is situated in the "D'Albany", professionally managed complex of 10, and overlooks the iconic Edward Millen Park which is earmarked for significant improvements by the local Council. Security gates with a keylock pedestrian entrance and a parking bay with your own remote-control access, makes this a great opportunity to get your foot in the door in this high demand and booming suburb. The location is brilliant! Walk to The Balmoral Hotel, Boston Brewery, Crow Books, Palace Arcade, and Roy Als! Coffee and dine at Perth's best cafes and restaurants and be spoilt for grocery shopping at the Vic Park Growers markets, Swansea Street, Coles, or Aldi. There is also a medical centre within walking distance. Take a short bus ride into Curtin Uni, the CBD, or Optus Stadium to watch the footy, cricket, or major entertainment events. So, whether you are a first home buyer, investor, downsizer, or FIFO put this one right at the top of your shopping list. Features include: * Fully painted internally with a neutral colour plate * Open plan kitchen / living / dining with timber lookalike laminate flooring and split aircon servicing this space. * Kitchen with gas cooktop, double s/steel sink, pantry and ample bench and under bench cupboard space * Master with ensuite and wall to wall mirrored robes * 2nd and 3rd bedrooms both with built in robes. * Family bathroom incorporating laundry. * Rinnai electric Hot flow hot water system * Intercom * Allocated car bay * Storeroom * NBN installed (FTTH, the better one!), rest assured that you will have SUPER SPEEDY Internet, PERFECT for both leisure and business usage. * Secure, professionally managed complex Strata Configuration: * Floor area: 91sqm (includes balcony of 3sqm) * Allocated car space: 13sqm * Lockable store: 2sqm * Total strata area: 106sqm Outgoings: * Council Rates: app. \$1445.53 (FY 2023/2024) * Water Rates: app. \$943.31 (FY 01/07/2022 to 30/06/2023) * Strata Levies: app. \$678pq (which includes Admin: app. \$562.50pq & Sinking Fund: app. \$112.50pq) This property is being sold on an "AS IS" basis and will not last long! Call Fulton Borthwick NOW on 0481 19 44 39 to avoid disappointment. ** 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. **