

71/8 Hordern Street, Victoria Park, WA 6100



Apartment For Sale

Wednesday, 24 January 2024

71/8 Hordern Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Diane Sheppard
0894737777



Michael Sheppard
0894737777

From \$699,000

I am delighted to introduce to the market, one of the exclusive PENTHOUSE APARTMENTS within this highly desirable complex, quietly situated in the heart of Victoria Park and with the Victoria Park Primary School precinct. This residence, offered for sale for the first time since its acquisition in 2010, is meticulously maintained and stands out with its generous proportions and a fantastic floor plan. Boasting soaring ceilings adorned with recessed lighting, the apartment features a substantial private balcony (23sqm) that provides panoramic views of the city, Kings Park, and the breath taking city/Burswood skyline. The Edge, known for its resort-style amenities, is impeccably managed. Residents benefit from communal facilities, eliminating the need for external gym memberships as they have access to a private gym all year round, the use of a beautiful swimming pool, sauna and large communal function room that offers a pool table, BBQ area, and extended seating facility when entertaining and you require larger entertainment facilities. Key features of the apartment include an expansive open-plan lounge, dining, and kitchen area with sheer and block-out curtains enhancing the living space. Floor-to-ceiling bi-fold sliding doors lead to a spacious balcony overlooking the city, Burswood, and the landscaped courtyard. The master bedroom, separated from the other two bedrooms, features quality curtains, double door built-in robes, and a generously sized ensuite with a separate sliding door to the balcony. The kitchen is equipped with a stone waterfall benchtop, ample storage, and high-end Miele appliances. Additional highlights include two bedrooms with double robes, a family bathroom with bath and inbuilt shower, European laundry area, double linen storage, ducted reverse cycle air-conditioning, and quality carpeting throughout. Strategically located on the fringe of the city, The Edge complex provides easy access to the Swan River foreshore, Burswood, Crown Towers, Optus Stadium, and the city. Bus routes conveniently located across the road, residents can enjoy a car-free lifestyle. The vibrant Victoria Park cafe strip, offering a plethora of dining options, is all within a short stroll. Well position and adjacent to the underpass that leads you directly to the South Perth foreshore, and soon to connect to the new Causeway bridge, all right on the doorstep of the river and city! Set within the intake area to Vic Park Primary, and the picturesque Raphael Park are only 2 blocks away. The Causeway bus interchange is only 100m from your door. It does not get any better than this! This property offers a true lock-and-leave lifestyle. DIMENSIONS: Total area of 145sqm, comprising an internal area of 90sqm, a 23sqm balcony, 26sqm for 2 car bays, and a 6sqm storeroom. OUTGOINGS: Shire rates amount to \$2,339.69 per annum, Water rates to \$1,335.49 per annum, Strata fees per quarter include \$1805.80 administration and \$362.10 for reserve.