

**8/121 Bank Street, East Victoria Park, WA 6101**



**House For Sale**

Friday, 24 May 2024

8/121 Bank Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 184 m2**

**Type: House**



Jason Eldridge  
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## Early \$600,000's

\* NEXT HOME OPEN\* Our tenants are vacating this long weekend, and the earliest we can get buyers through will be from Monday 3rd June next week. Please register your interest online and we will notify you once the property is available and available for you to move in asap. Forming part of a securely-gated complex that adds privacy and peace of mind to quality low-maintenance "lock-up-and-leave" living, this modern 3 bedroom 2 bathroom villa ticks all of the boxes if you are indeed a first-home buyer, down-sizer or an astute investor seeking your next rental property. The bedrooms are all double-sized and have their own built-in wardrobes, including the larger master suite. There, you will also discover an intimate ensuite bathroom with a shower, toilet and sleek stone vanity. The second bathroom is almost a mirror image of the ensuite, whilst a European-style laundry makes the most of both the floor and wall space on offer. A stylish open-plan living, dining and kitchen area is where most of your casual time will be spent and boasts more sparkling stone bench tops, a storage pantry, excellent cooking appliances (including a range hood) and seamless outdoor access to a paved 20sqm rear courtyard for splendid open-air entertaining. Walk to the Oats Street and Carlisle Train Stations, East Victoria Park Primary School and lush local parklands from here, with Perth's most vibrant cafe, restaurant, small bar and retail strip (along Albany Highway) just around the corner – and the likes of Perth Airport, Burswood and our bustling CBD precinct all only a matter of minutes away in their own right. A desirable – and convenient – lifestyle awaits one lucky buyer! Other features include, but are not limited to: • Easy-care timber-look floors to the living area • Mirrored sliding built-in robes • Bathroom heat lamps • Linen cupboard • Ducted reverse-cycle air-conditioning • Down lights • NBN ready for internet connectivity (fibre-to-premise) • Low-maintenance garden beds • Secure double lock-up garage with a storage area, courtyard access and a handy internal shopper's entry door. For your own security and peace of mind there are security cameras installed at the front of the complex. Current lease: 12 May 2024 - 11 August 2024 at a rent of \$525.00 per week. In this current rental market, this property would lease for between \$740 and \$780 per week. Rates & Local Information: Strata - \$505.00 per quarter. Water Rates: \$1,208.67 (2022/23) Town of Victoria Park Council Rates: \$1,856.49 (2023/24) Zoning: R40 Primary School Catchment: East Victoria Park Primary School Secondary School Catchments: Kent Street Senior High School or Belmont City College. DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.