

**8/17 Leonard Street, Victoria Park, WA 6100**



**Apartment For Sale**

Thursday, 1 February 2024

8/17 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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**From \$499 K ++**

Proudly Presented by Edward Lim...Welcome to this inviting first-floor residence, featuring 2 bedrooms and 2 bathrooms that are tailored to meet your needs. Nestled within a secure, gated complex comprising 13 units in the vibrant heart of Victoria Park, this property offers unparalleled convenience. Upon entry, bask in the expansive open-plan living and dining area that instantly makes you feel at home. The modern open plan kitchen boasts sleek stone benchtops, an electric induction cooktop, a stainless steel finish oven, and a dishwasher, complemented by ample storage space. Step through glass slider doors to discover your private balcony, offering glimpses of the cityscape, a perfect setting for entertaining family and friends. Both bedrooms are generously sized, featuring built-in mirrored robes, with the master housing its own ensuite, and direct access to the balcony. A discreet European-style laundry caters to your laundry needs, while NBN/Foxtel connections ensure seamless connectivity. Stay comfortable year-round with split reverse cycle air conditioning units in the lounge area and both bedrooms. This residence comes complete with one undercover car bay and a lockable storeroom for your convenience. Location wise, prepare to be amazed as you discover the wealth of amenities within walking distance; charming cafes, lively bars, mouth-watering restaurants, trendy shops, and more. With seamless access to public transport, commuting to the City, Optus Stadium, and Curtin University becomes a piece of cake, putting everything you desire right at your fingertips. The HOME & What We Love?!\* Year Built: 2015 | Total Build Up Area: 105m<sup>2</sup>\* Absolutely close to everything!\* Perfect Lifestyle!\* Two-Bedroom & Two Bathroom\* Open plan, light and bright living space\* Reverse cycle air conditioning in all rooms\* NBN Ready (FTTP), perfect for both leisure & business\* Secure Car Park\* Super Private\* Low Maintenance\* Secure, gated complex\* Perfect lock & leave\* Within the catchment area of Victoria Park primary school\* Close to other reputable schools including Ursula Frayne Catholic College & Regent College\* Estimated rental: \$630 - \$650/week Outgoings:\* Council Rates: app. \$1,678.47 (FY 2023 - 2024)\* Water Rates: app. \$1,079.55 (FY 2022 - 2023)\* Strata Levies: app. \$1,113.09/q (includes Admin: \$868.06/q + Reserve: \$245.03/q) Whether you're a veteran of real estate looking to simplify life, an eager first-time home explorer, a bold FIFO adventurer, or a smart investor hunting for a hidden gem, this captivating home should be on your 'must-see' list. Presently rented by a reliable tenant for \$515/week until 19/4/2024. Contact listing agent, Edward Lim on 0408 929 655 for more information or to schedule a viewing.\*\* 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.\*\*