

**7/15 Leonard Street, Victoria Park, WA 6100**



**Apartment For Sale**

Tuesday, 2 July 2024

7/15 Leonard Street, Victoria Park, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
0894737777

## OFFERS Over \$539 K

\*\* To access more information regarding the property & to make an online offer, kindly go to <https://prop.ps/l/ksImN8Opb375> \*\* Proudly presented by Edward Lim Step into luxury at 7/15 Leonard Street, Victoria Park! This stunning ground-floor apartment, nestled in the heart of a premier suburb, offers contemporary elegance with a boutique flair. As you enter, you're greeted by an expansive open-plan living, dining, and kitchen area, adorned with plush carpet flooring. The space effortlessly extends to your own private courtyard through double sliding doors, creating an indoor-outdoor oasis perfect for unwinding after a busy day. Imagine lounging on the charming lawn or enjoying the low-maintenance garden bed, a true sanctuary! The kitchen is a chef's dream, boasting sleek modern appliances, a stylish stone benchtop, and abundant cupboard space. The island bench is the ultimate showstopper, sure to impress your guests and make entertaining a delight. Both bedrooms are generously sized, with the master featuring a private en-suite and walk-in robes. The en-suite showcases clean lines and a chic vanity, while the second bathroom offers a convenient shower and built-in toilet for guests and the second bedroom. Comfort is paramount with split system reverse cycle air-conditioning in both the living area and master bedroom. Secure undercover parking behind a security gate ensures peace of mind. This gem is located close to Optus Stadium, Crown, the CBD, the river, and transport options. Plus, you're within walking distance to supermarkets, and Vic Park's vibrant restaurants and cafes. This dream home combines tranquillity and centrality, making it an irresistible find that won't stay on the market for long.

**The Property & What We Love?!\*** Built Year: 2016\* Total Build Up Area: 155m<sup>2</sup> (Living: 77m<sup>2</sup>, Courtyard: 61m<sup>2</sup>, Storage: 4m<sup>2</sup>, Car Bay: 13m<sup>2</sup>)\* Location | Prime & Exceptional!\* Lifestyle | Vibrant & Thrilling!\* Condition: Impeccably Presented\* Space | Generous & Well-Proportioned\* Layout | Open-plan kitchen, dining & living area\* Outdoor | Extra spacious and private courtyard\* Comfort | Modern Split system reverse cycle air conditioning system \* Transport | Convenient access to nearby public transport\* Security | Private, Low Maintenance & Secure\* Rental Estimate: \$680 - \$700/week Outgoings:\* Council Rates: app. \$1,754.98 (FY 2023 - 2024)\* Water Rates: app. \$1,093.14 (FY 2022 - 2023)\* Strata Levies: app. \$1,056/q (which includes Admin: \$832.00/q & Reserve: \$224/q) Don't miss out on this much-loved, relaxed, and comfortable apartment. For more information or to schedule a viewing, contact Edward Lim at 0408 929 655. \*\* 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. \*\*