

**5/939 Albany Hwy, East Victoria Park, WA, 6101**



**Apartment For Sale**

Tuesday, 26 November 2024

5/939 Albany Hwy, East Victoria Park, WA, 6101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## LOVE TO ENTERTAIN?!

Forget the "usual" one-bedroom apartment - welcome to 5/939 Albany Highway, where style and space come together in a fresh, fabulous way! This ground-floor gem is in a secure, well-kept complex of only 21 apartments, perfect for young couples, executives, downsizers, and investors who want something extraordinary.

Step inside and be wowed by the open-plan living and dining area, featuring chic engineered timber flooring and a modern vibe. The kitchen? Practically brand new, with serious "wow" factor and all the smart touches you could ask for! Equipped with sleek, stone benchtop, modern appliances, tons of storage, and a cosy breakfast bar for two, this kitchen was designed for everything from gourmet dinners to laid-back brunches with friends.

The master bedroom is a peaceful haven, complete with a near ceiling-height mirrored built-in robe that's as stylish as it is functional. And for your convenience, the spacious bathroom is perfect for both you and your guests.

BONUS: With ultra-fast NBN (FTTP) installed, you'll enjoy blazing-speed internet that's perfect for streaming, working from home, or gaming marathons!

And the location? It's a lifestyle dream! Just a short walk from East Vic Park's best cafes, eateries, Aldi, Coles, and The Park Centre. Grab coffee with friends, treat yourself to dinner, or explore the vibrant bar scene, all without the need to drive. Public transport is super accessible too!

### The Property & What We Love?!

- \* Built Year: 1970, Total Build Up Area: 48m<sup>2</sup>
- \* YES, absolutely close to everything!
- \* Perfect Lifestyle
- \* Open plan & functional design to maximise the space
- \* Fully renovated apartment
- \* NBN Ready
- \* Secure Car Park
- \* Super Private
- \* Low Maintenance
- \* Secure, gated complex
- \* Perfect lock & leave
- \* Estimated rental: \$570-\$600/wk

### Outgoings:

- \* Council Rates: app. \$1,577.87 (FY24-25)
- \* Water Rates: app. \$791.69 (FY23-24)
- \* Strata Levies: app. \$1,242.80/q (which incl Admin: \$860.40/q & Reserve: \$382.40/q)

This isn't just an apartment; it's an opportunity to experience the best of East Vic Park living. Don't miss out on this unique home, make time to see it for yourself!

\* 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.