

**8/31 Leonard St, Victoria Park, WA, 6100**



**Apartment For Sale**

Wednesday, 20 November 2024

8/31 Leonard St, Victoria Park, WA, 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## LIVE, LAUGH, ENTERTAIN!

Proudly Presented by Edward Lim ½

Get ready to fall in love with this cosy, first floor gem featuring 2 spacious bedrooms and 2 stylish bathrooms, all designed with your comfort in mind!

Set within a secure, gated community of just 11 units, right in the beating heart of Victoria Park, this spot combines convenience and style in one incredible package.

Step inside to an inviting, open-plan living and dining area that just feels like home. The sleek, modern kitchen with stone benchtops, an electric induction cooktop, an oven, and a dishwasher means cooking is a breeze - and there's tons of storage for all your kitchen essentials, too!

Slide open the glass doors and step out to your private balcony, an ideal space for entertaining friends or just relaxing with a morning coffee.

Both bedrooms are super roomy, with built-in robes, and the master even has its own ensuite - hello, extra privacy! The laundry is discreetly tucked away, and with NBN ready to go, staying connected has never been easier. Plus, split reverse cycle air conditioning keeps you comfortable all year long.

Complete with a covered parking bay and a lockable storeroom, this home has everything you need and then some. Unbeatable location - within walking distance you'll find cosy cafes, lively bars, fantastic restaurants, and trendy shops - everything you love about Victoria Park.

### The HOME & What We Love?!

\* Year Built: 2015 | Total Build Up Area: 88m<sup>2</sup> (which includes Living: 55m<sup>2</sup>, Balcony: 16m<sup>2</sup>, Car Bay: 13m<sup>2</sup>, Storage: 4m<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)
- \* Secure Car Park
- \* Super Private
- \* Secure, gated complex
- \* Perfect lock & leave
- \* Rental Appraisal: \$650-\$680/wk

### Outgoings:

- \* Council Rates: app. \$2,022.80 (FY24-25)
- \* Water Rates: app. \$1,119.72 (FY23-24)
- \* Strata Levies: app. \$651.00/q (which includes Admin Fund: \$558.00/q, Reserve Fund: \$93.00/q)

Whether you're a seasoned homeowner, a first-time buyer, a FIFO legend, or a savvy investor, this charming home deserves to be at the top of your must-see list! Contact listing agent, Edward Lim at 0408 929 655 for more info or to arrange 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.