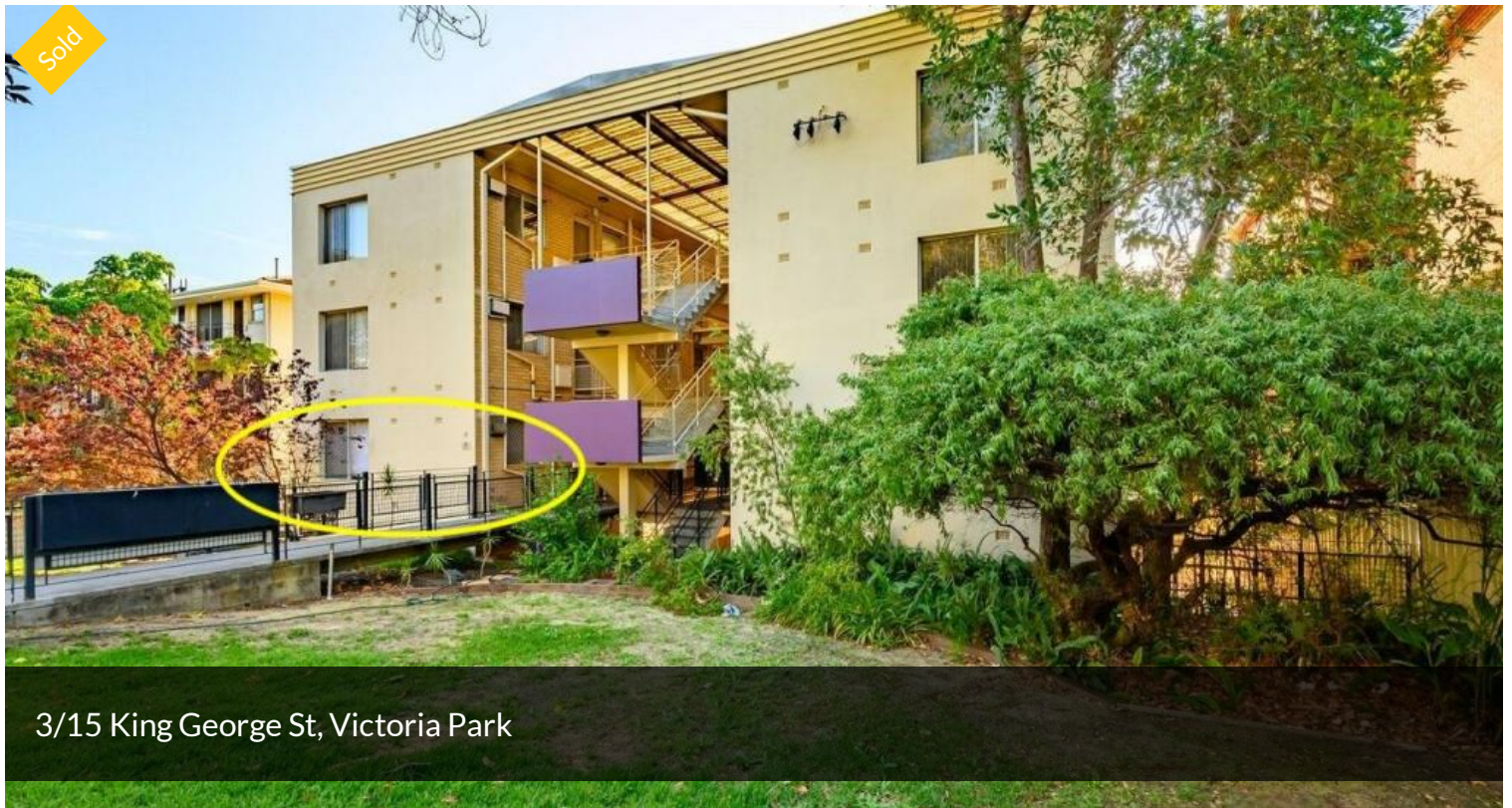


Sold



3/15 King George St, Victoria Park



SMART INVESTMENT OR MOVE-IN READY GEM

Looking for a home in a prime location? This chic, secure studio apartment in the heart of vibrant Victoria Park is just steps from the buzzing Albany Highway café strip, offering the ultimate lifestyle of convenience and style.

Featuring a modern kitchen and bathroom, this cleverly designed space has all the essential, room for a cozy bed, couch, and more.

Whether you're grabbing a coffee, shopping, dining or even hitting the local pub, everything you need is a quick stroll away. Plus, with easy access to public transport or Uber, the CBD and Crown complex are just minutes from your doorstep.

This well maintained studio is perfect for savvy investors with its strong rental returns, or for those looking to move right in, this property can come furnished and ready to go!

Ideal for parents seeking a safe space for their Uni bound kids, FIFO workers wanting a low maintenance base or first home buyers seeking a no

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Price SOLD for \$269,000

Property Type Residential

Property ID 158

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

ONE

fuss lifestyle in a top tier location.

With its unbeatable price and location, this lock-up-and-leave gem is an opportunity you won't want to miss! Just bring your suitcase and start living.

As this property is used as a short term rental, limited viewing times are available. Please call Lee on 0466 250 944 to book in a time to view

Features include:

- * Modern bathroom with glass shower cubicle, vanity, mirrored cabinet and storage
- * Spacious kitchen with plenty of storage and gas stove
- * White goods included, washing machine / microwave
- * Practical open plan layout with definable sleeping, dining and lounge areas
- * Painted throughout in neutral tones
- * Split system air conditioning for both heating and cooling
- * Instant gas hot water system
- * Easy access to nearby public transport
- * Little-to-no-maintenance just lock up and leave
- * Secure communal laundry with coded door lock for residents only
- * Secure parking with electric gate
- * Fantastic potential rental return of \$400 - \$420 per week
- * The apartment is ground level from King George Street (1st floor from carpark)
- * Close to public transport networks

Financials:

- * Council Rates: \$1,494 per year approx
- * Water Rates: \$786 per year approx
- * Strata Levies: app. \$645.16 per qtr (incl. Admin: \$403.22 & Reserve: \$241.94)

Local schools include:

- * Great Victoria Park Primary School
- * Ursula Frayne Catholic College
- * Regent College

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.