

Sold

12/69-71 King George St, Victoria Park



## YOUR URBAN SANCTUARY

Explore the pinnacle of urban living within this 1 bedroom, 1 bathroom residence, nestled in the vibrant heart of Victoria Park. Uniting both convenience and style, you can relish in the vibrant lifestyle offered by Perth's most lively strip, boasting an array of shops, cafes, bars, and eateries right at your fingertips.

Positioned on the ground floor, this apartment invites you into an open plan haven where the living area seamlessly merges with an alfresco patio area with the privacy of trees screening you from the street, creating a serene atmosphere perfect for morning or afternoon relaxation.

The apartment exudes modernity, boasting sleek tiled flooring and a spacious layout. Its kitchen stands as a practical and contemporary marvel, offering ample storage to cook up a storm and entertain your guests. The generously sized master bedroom provides a private retreat with an accompanying ensuite.

Step beyond your private retreat to discover a complex boasting a

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Price	SOLD
Property Type	Residential
Property ID	94
Floor Area	44 m2

### 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

sparkling pool and a communal laundry room, enhancing the convenience and enjoyment of your lifestyle.

City buses are at your doorstep, and Curtin University is only minutes away, making your daily commute a breeze. Elevate your living experience with this urban sanctuary.

## FEATURES

- \* Solid brick construction
- \* Convenient ground floor location
- \* Open plan & functional design to maximise space
- \* Modern kitchen with plenty of storage and stainless steel appliances
- \* Spacious master bedroom
- \* Modern and previously renovated fully tiled ensuite
- \* Good size patio area
- \* Mature trees in the grounds and surrounds
- \* On-site laundry facilities
- \* Built Year: 1970
- \* Apartment Internal Living Area 44sqm
- \* Perfect Lock & Leave
- \* Secure Parking, Communal Laundry, Sparkling Pool
- \* Low Maintenance & Secure
- \* Current rented on periodic lease to a wonderful tenant at \$280 per week (the tenant would be willing to stay and sign a new 12 months lease)
- \* Estimated rental: \$350 - \$380/week

## Outgoings:

Council Rates: \$1,524 per year (approx)

Water Rates: \$750 per year (approx)

Strata Levies: \$640 per qtr (which includes Admin: \$405/q, Reserve: \$100/q & Utilities: \$135/q)

## Price Includes (on an AS IS basis)

- \* Fridge (under 5 years old)
- \* 3 Seat Sofa
- \* 2 Breakfast Stools
- \* 3 Piece table & chairs
- \* 5 Piece outside furniture

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