

Sold



66, 189 Swansea Street East, East Victoria Park



## Charming 2-Bedroom Apartment in Prime Location – Ideal for First Home Buyers and Investors

Experience the epitome of urban living in this stunning, fully furnished apartment. Perfect for first home buyers, owner-occupiers, and investors, this opportunity is not to be missed. Offering all the lifestyle comforts you could ask for, this meticulously maintained community is situated just 7km from Perth CBD and boasts proximity to the vibrant Victoria Park Cafe Strip, ALDI, Bunnings, Officeworks, Curtin University, and convenient train and bus transport links.

Step inside and be greeted by a beautifully designed open-plan living space, where high ceilings and quality window treatments create an atmosphere of luxury and comfort. The chef's kitchen, featuring stone benchtops and stainless steel appliances, is perfect for preparing gourmet meals while staying connected with family and friends. The living area flows effortlessly onto a large, tiled balcony, ideal for year-round entertainment and relaxation.

The master bedroom is a private retreat with an ensuite and mirrored built-in wardrobes, offering both style and functionality. The second bedroom is equally inviting, fully furnished with built-in wardrobes and easy access to the main bathroom, which features a bathtub and 1m high tiling for a touch of elegance.

Comfort is guaranteed with split system reverse cycle air conditioning throughout the apartment. Additional features include a convenient laundry

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**Price** SOLD for \$526,000  
**Property Type** Residential  
**Property ID** 30574  
**Floor Area** 103 m2

### Agent Details

Ken Yan - 0488 886 698

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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area, secure undercover parking, and a dedicated storeroom.

Enjoy peace of mind with full intercom security and the benefits of living in a gated community. The complex offers an array of resort-style amenities, including a sparkling pool, relaxing spa, rejuvenating sauna, and a well-equipped gym. The common room with a kitchen provides a perfect space for social gatherings and community events.

□ Financial Details:

Expected market rent: \$650-\$680pw

Total area: 103sqm (86sqm living, 4sqm store room, 1 covered car bay).

Located on the Second floor.

Approx. Water rates: \$1140pa,

Council Rates: \$1678pa.

Strata Fees: Admin levy \$773/quarter, Reserve Levy \$77/quarter

Absolutely All offers presented, Offer close by Wednesday 4 PM 14th August 2024. Seller reserves right to sell prior.

Don't miss out on making this your new home. Contact Ken Yan on 0488886698 today to book a Private viewing.

Disclaimer: This information is provided for general purposes only and is based on details from the seller. It may be subject to change. No warranty or representation is made as to its accuracy. Interested parties should make their own enquiries to verify all pertinent details.

*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.*