

Sold



## Ultra Modern 2 Bedroom, 2 Bathroom Apartment in Prime Location

Welcome to this ultra-modern 2 bedroom, 2 bathroom apartment that offers a luxurious lifestyle in a vibrant area with all the amenities of the Victoria Park cafe strip and Bentley Shopping Centre nearby. This apartment is ideal for professionals who desire top-notch amenities within their building while being conveniently located near everything else!

### Lime Apartment Highlights:

**Luxurious Facilities:** Enjoy a fully equipped and air-conditioned gymnasium, sauna, massive swimming pool & spa, BBQ/entertainment area, and casual chill-out zones. You can cancel your gym membership and upgrade your lifestyle!

**Spacious Living:** Wake up each day to a fabulous view from your living area and balcony overlooking the pool and tree tops. The living area is spacious, perfect for meals and entertainment, with split system air conditioning for year-round comfort.

**Modern Kitchen:** Featuring stone benchtops, overhead cupboards, dishwasher, and rangehood, this kitchen is perfect for any home chef.

**Top Quality Appliances:** Includes dishwasher, fridge, washing machine, and dryer for your convenience.

**Comfortable Bedrooms:** Both bedrooms are generously sized with split system air conditioners, built-in robes, and the master bedroom has an ensuite.

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**Price** SOLD for \$550,000

**Property Type** Residential

**Property ID** 31400

**Floor Area** 103 m2

### Agent Details

Ken Yan - 0488 886 698

Adam Whitford - 0406 616 608

### Office Details

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Well-Appointed Bathrooms: Both bathrooms feature stone tops and glass shower screens, with a bathtub in the main bathroom along with a launderette.

Secure Complex: Feel completely secure with remote-control access traffic gates to undercover parking and a separate store room for your valuables.

Prime Location:

Located within a short drive to Victoria Park Cafe Strip, Bentley Plaza Shopping Centre, CBD, and Carousel Shopping Centre  
Walking distance to Bunnings, Aldi, and a local market  
Excellent transport links and convenient access to all amenities

Further Details:

Expected market rent: \$650-\$700pw

Total area: 103sqm (74sqm living, 12sqm balcony, 4sqm store room, 1 covered car bay)

Located on the Second floor

Approx. Water rates: \$1140 Per Year

Council Rates: \$1749.45 Per Year

Strata Fees: \$846.24 Per Quarter

Don't miss out on making this your new home. Contact Ken Yan on 0488 886 698 or Adam Whitford on 0406 616 608 today to book a private viewing.

DISCLAIMER: The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract.

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