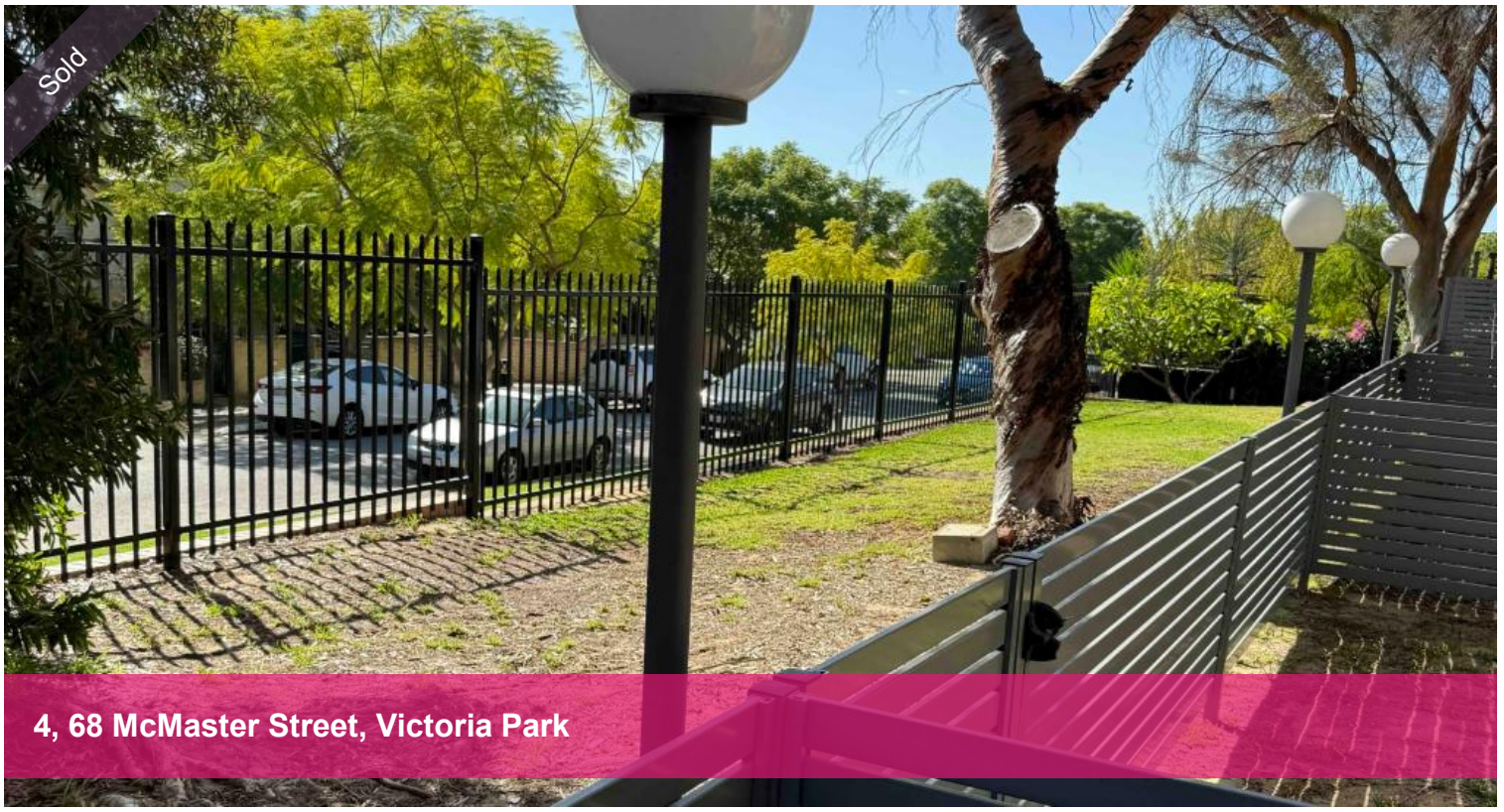








Quiet Comfort, City Convenience – Ground Floor with Private Courtyard

10 month fixed term lease in place with $490/week.
Whether you're a savvy investor or a first-time buyer searching for something special, this charming one-bedroom ground floor apartment is an opportunity not to be missed. Perfectly positioned in a peaceful pocket of East Victoria Park, within the sought-after Victoria Heights complex, this unit offers the ideal blend of comfort, convenience, and lifestyle.

Step inside to discover a light-filled living area that flows seamlessly into your very own private, securely gated courtyard – the perfect spot to unwind, entertain, or enjoy a morning coffee in peace. The brand new gas cooktop in the kitchen makes home cooking a pleasure, and the included fridge and furnishings add extra value and convenience.

Tucked away on a quiet street yet moments from the vibrant Victoria Park café strip, public transport, and just minutes from the CBD, this location offers all the benefits of urban living without the hustle and bustle.

This is not just a home – it's an investment in your future. Currently leased at $490 per week, with low strata fees, split-system air conditioning, and an undercover car bay, this property offers strong returns and minimal fuss.

Key Highlights:

1 1 1

Price	SOLD for $355,000
Property Type	Residential
Property ID	31727

Agent Details

Ken Yan - 0488 886 698
Adam Whitford - 0406 616 608

Office Details

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

XCEED REAL ESTATE

Ground floor position – no stairs, no lifts, easy access

Private, secure front courtyard for exclusive use

New gas cooktop

Spacious living and bedroom, carpeted throughout

Well-maintained complex with gardens

Split-system air conditioning for year-round comfort

One allocated undercover car bay

Excellent location: quiet street, close to café strip, transport and the city

Ideal low-maintenance investment or inner-city sanctuary

Don't miss your chance to secure one of the best-value units in this tightly held area. Whether you're investing or nesting, this one ticks all the boxes.

Strata Fees: $760 per quarter
Council Rates: $1760.80 per year
Water Rates: $775.17 per year

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.

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.