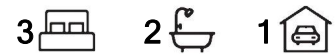




Burswood, 1E Clydesdale Street

SOMETHING TRULY SPECIAL!



Proudly Presented by Edward Lim.

If you've been searching for a home that truly has it all - space, style, and spectacular city views - then stop scrolling because this is the one! Nestled in the heart of Burswood, this stunning three-level townhouse is the ultimate blend of modern elegance and unbeatable convenience.

With a massive 350 sqm of total build up, every corner of this home has been designed to impress. Step inside and be greeted by a sophisticated interior that flows effortlessly from the open-plan living and dining area to your private outdoor courtyard - perfect for entertaining or simply unwinding with a glass of wine after a long day.

The kitchen? Practical and well appointed, it boasts ample storage, and a stylish breakfast bar that's perfect for casual mornings or coffee catch-ups.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FWFFFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Upstairs, the three spacious bedrooms are bathed in natural light, creating a serene retreat from the hustle and bustle. The King-sized master suite is next-level luxury - a huge ensuite with a spa bath, a generous walk-in robe, and a private balcony where you can soak in those jaw-dropping views of Perth City and the Swan River. With two bathrooms and three toilets, there's room for everyone to live in comfort.

And let's talk about that third level! A versatile open space with postcard-worthy views - ideal as a lounge, home office, gym, or whatever your heart desires.

Location wise, imagine stepping outside and having everything at your doorstep - the Crown Entertainment Complex, Optus Stadium, and the iconic Swan River all just minutes away! And if you love great food and coffee, you'll be spoiled for choice with the vibrant Victoria Park cafe strip just a short stroll away. Ditch the car, walk everywhere, and truly enjoy the perks of inner-city living.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 1995
- * Block Size: 161m² with total build up area (total strata lot): 350m²
- * Seriously spacious & well-proportioned throughout
- * NBN (FTTP, the better one)
- * Seamless indoor outdoor living
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$850 - \$880/week, good eh?!

Outgoings:

- * Council rates: \$2,408.57 (FY 24-25)
- * Water rates: \$1,241.82 (FY 23-24)
- * Common Insurance: app. \$2552.00/year

But hey, don't just take our word for it - you NEED to see this home in person! Ready to make 1E Clydesdale Street yours? Call or text listing agent, Edward Lim on 0408 929 655 and let's make it happen!

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**



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More About this Property

Property ID	5FWFFFB
Property Type	Townhouse
Including	Ensuite Toilets (3) Courtyard Balcony Built-in-Robes Secure Parking Area Views Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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