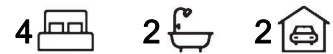




Carlisle, 81 Archer Street

A Green Title Family Home in the Heart of Carlisle



For Sale
Please Call

View
ljhooke.com.au/5G2DFFB

Contact
Saleh Manhy
0432 609 798
saleh@ljhvicpark.com.au

* To make a non binding offer, copy and paste the below Propps link into your browser and follow the prompts:

<https://prop.ps//16rwGLq4pLwg>

Nestled in the thriving, centrally located Carlisle, this immaculately presented 4-bedroom, 2-bathroom residence offers an exceptional lifestyle opportunity for families, professionals, and astute investors alike.

Positioned on a generous 451 sqm block, this home strikes the perfect balance between modern comfort, low-maintenance living, and unrivalled convenience.

Outstanding Investment Potential:

With an estimated rental return of \$850 per week (\$44,200 p.a.), this property represents a



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.

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

compelling investment opportunity in one of Perth's most in-demand suburbs, supported by strong tenant appeal, strategic location, and quality finishes.

Whether you're seeking a welcoming family home or a high-performing addition to your property portfolio, this Carlisle residence is a rare find that blends lifestyle, location, and long-term value.

From the moment you step inside, you'll appreciate the thoughtful layout and practical features designed to enhance everyday living. The open-plan living and dining area is both light-filled and spacious, framed by easy-care tiled flooring that ensures effortless upkeep and an inviting, family-friendly atmosphere.

For year-round comfort, the home is equipped with a near-new evaporative cooling air-conditioning system, installed just one year ago. This energy-efficient system ensures a fresh, cool environment throughout the warmer months and is ideally suited for Perth's climate, offering reliable and cost-effective cooling for the entire household.

The large kitchen is truly the heart of the home, appointed with ample storage space, sleek modern appliances, and generous benchtop that will appeal to home cooks and entertainers alike.

The four well-proportioned bedrooms offer comfortable retreats for all household members, while the two bathrooms provide functional convenience and contemporary appeal.

Step outside and discover an expansive backyard that's ideal for relaxed outdoor living. Whether it's weekend gatherings with family and friends, children playing under the sun, or simply enjoying a quiet beverage after work, the outdoor space caters beautifully to a variety of lifestyles. There's even ample room for pets, a vegetable garden, or a future outdoor kitchen.

Property Highlights:

- * Generously sized 451 sqm block with landscaped outdoor space
- * Four well-appointed bedrooms and two bathrooms
- * Open-plan living and dining with easy-to-maintain tiled flooring
- * Large contemporary kitchen with quality appliances and ample storage
- * Double lock-up garage for secure parking and additional storage
- * Expansive backyard perfect for entertaining, pets, and children's play

A Location That Truly Delivers (Distances Are Approximate):

- * Positioned within the sought-after catchment of Lathlain Primary School - perfect for growing families
- * A few steps to Archer Street's shops, cafes and restaurants
- * 2KM to Albany Highway's famous café and restaurant strip.
- * Just 5 minutes' drive to Optus Stadium - enjoy live sport, concerts, and world-class entertainment close to home
- * Only 8 km from Perth Airport - a highly attractive location for FIFO workers
- * 10-minute drive to Curtin University - ideal for students and academic professionals
- * A bus stop conveniently located just steps away - seamless commuting to Perth CBD and surrounds
- * Within walking distance to tranquil Fletcher Park (180m) and Peet Park (700m) - enjoy a



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morning jog, sports or family outing nearby

Join us at the home open and discover for yourself this truly rare Carlisle gem.

Outgoings:

- Water Rates: \$1,154 P.A. (FY 2024)

- Council Rates: \$ 2,105 P.A.

Disclaimer:

Disclaimer: The above information is only intended for general purposes. No assurances or warranties are provided, despite every attempt to assure its accuracy. Before making any decisions, interested parties should carry out independent due diligence to confirm all information.

More About this Property

Property ID	5G2DFFB
Property Type	House
Land Area	451 m2
Including	Ensuite Ducted Cooling Toilets (2) Courtyard Built-in-Robes Secure Parking Remote Garage Carpeted Close to Schools Close to Shops Close to Transport

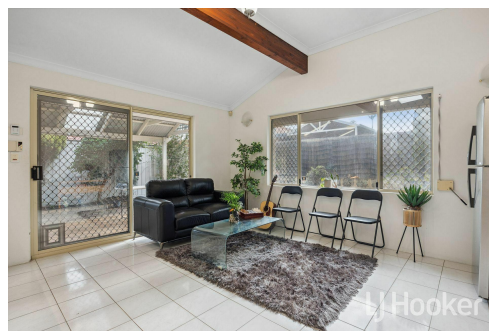
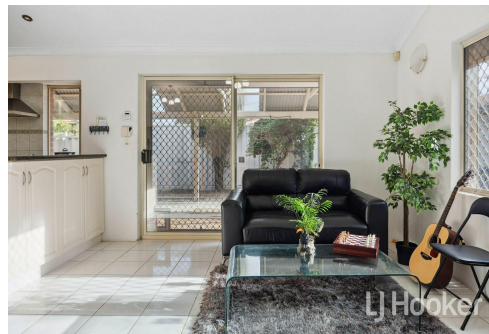
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