



East Victoria Park, 80A Swansea Street

YOUR HAPPY PLACE!

Proudly presented by Edward Lim

Step into 80A Swansea Street and get ready to fall in love! This isn't just a duplex - it's a lifestyle upgrade waiting to happen! With three spacious bedrooms, two bathrooms, and not one but two fabulous living areas, this home is designed for comfort, entertainment, and pure joy!

Sitting on a generous 427m2 strata block, there's plenty of room to stretch out and enjoy. The moment you walk in, front living area gives you that warm, welcoming vibe. And the kitchen? Oh, it's a showstopper! With modern appliances, a gas cooktop, endless storage, and a huge countertop, it's a chef's dream - whether you're whipping up a feast or just pretending to be on MasterChef!

The master bedroom comes with a private en-suite, cleverly tucked away at the front for



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SOLD



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FVCFB

Contact

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

extra peace and privacy, while the other bedrooms at the rear are spacious and cosy. The shared bathroom is perfectly placed, and the separate laundry area tucked away out of sight!

Now, let's step outside! The backyard is a total vibe - fully fenced and just waiting for you to turn it into your own personal retreat. Morning coffee, weekend BBQs, a play area for the kids (or fur babies) - the possibilities are endless!

Parking? No stress! You've got undercover parking for one plus room for another in the driveway. And yes, NBN is ready, so you can stream, scroll, and work from home hassle-free!

Location-wise, you're in for a treat! From trendy cafes and lively bars to mouthwatering restaurants, everything is at your doorstep. Plus, with public transport close by, getting to the City, Optus Stadium, or Curtin University is a breeze.

The Home & What We Love?!

* Exceptional Location with Amazing Lifestyle!

* Whisper QUIET, so PRIVATE...

* Year Built: 1994 | Strata Title, Block Size: App. 427m², Total Build Up Area: 157m²

(Residence: 128m², Patio: 8m², Carport: 14m², Portico: 7m²)

* 3 bedrooms, 2 bathroom

* Double brick throughout

* Seamless indoor-outdoor living

* Low maintenance & secure

* Easy access to nearby public transport

Outgoings:

* Council rates: \$2,105.10 (FY 24-25)

* Water rates: \$1,263.42 (FY 23-24)

So, what are you waiting for? This dream home is ready for you! Text or call listing agent, Edward Lim at 0408 929 655 to book a viewing before someone else snaps it up.

Your dream home is waiting for you!

** 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	5FVCFFB
Property Type	DuplexSemi-detached
Land Area	427 m2
Including	Toilets (2)

Edward Lim 0408 929 655

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