



East Victoria Park, 117A Westminster Street

HOME, BUT BETTER!

Proudly presented by Edward Lim

Ever wished for a home that feels like a private sanctuary but still keeps you close to the action? Say hello to 117A Westminster - where charm meets modern living in the most delightful way! This double-storey stunner isn't just a house; it's an experience waiting to sweep you off your feet.

From the moment you step inside, the formal lounge wraps you in a warm hug. Picture this: you, sinking into your favourite couch, a glass of wine in hand, and the soft glow of evening light filtering through. Bliss, right? But wait, there's more...

Glide through to the heart of the home - an open-plan kitchen, dining, and living area that's pure magic. The jarrah wooden flooring? Timelessly elegant. The kitchen? A total



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
****8 OFFERS RECEIVED!**

View
ljhooker.com.au/5FW7FFB

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

showstopper with modern appliances, sleek finishes, and (YES!) an integrated dishwasher - because scrubbing dishes is so last season. And don't even get us started on the soaring vaulted ceiling in the family living area - talk about drama in all the right ways!

Throw open the doors, and BOOM - your own private alfresco paradise awaits! A built-in outdoor kitchen, a lush lawn area, and drumroll, please... your very own jacuzzi spa. That's right, an outdoor spa! Say goodbye to stress and hello to starry-night soaks. Whether it's morning coffee, sunset cocktails, or weekend BBQs, this backyard is your personal slice of heaven.

Downstairs, two spacious bedrooms with built-in robes offer the perfect retreat, with a second bathroom to keep everyone happy. But the real magic? It's upstairs. The master suite is a dream come true, complete with its own ensuite, a private living space, and not just one but TWO balconies - one with city glimpses! Because why settle for one view when you can have options?

And let's talk about practicality - double lock-up garaging, an additional open parking space behind an electric gate, and even mezzanine storage for all your extra bits and bobs. Convenience? Nailed it!

Location-wise, you're in the sweet spot - just moments from the buzzing cafe and restaurant strip on Albany Highway, a short trip to Perth CBD, Curtin University, and the stunning Swan River. Plus, with public transport at your doorstep, getting around is an absolute breeze!

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 2004
- * Block Size: 568m² with Total Build Up Area: 255m² (incl Residence: 184m², Balcony: 11m², Garage: 35m², Alfresco: 20m², Porch: 5m²)
- * Seriously spacious & well-proportioned throughout
- * Attractive established garden
- * Reverse cycle air conditioning split system (master & bedroom #2)
- * Evaporative cooling ducted system downstairs
- * NBN (FTTP, the better one)
- * Seamless indoor outdoor living
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure

Outgoings:

- * Council rates: app. \$2,706.18 (FY 24-25)
- * Water rates: app. \$1,369.32 (FY 23-24)

But words can only do so much - you NEED to see this for yourself. Ready to make 117A Westminster yours? Call or text listing agent, Edward Lim at 0408 929 655 and let's make your dream home a reality!

** 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	5FW7FFB
Property Type	House
Land Area	568 m2
Including	Ensuite Air Conditioning Evaporative Cooling Toilets (2) Spa Balcony Built-in-Robes Secure Parking Fully Fenced Area Views Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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