



East Victoria Park, 126 Westminster Street

UR HAPPILY EVER AFTER STARTS HERE!

Proudly presented by Edward Lim...

Get ready for the home of your dreams - this stunning family gem is as rare as a shooting star, only appearing once in a blue moon! Meet 126 Westminster, where luxury, style, and space come together in a way that will leave you starstruck.

This isn't just a house - it's a work of art. A single-storey beauty featuring 4 spacious bedrooms, 2 sleek bathrooms, and even a separate family living room that could easily transform into a 5th bedroom, all on an expansive 815m² green title block that stands out in the neighbourhood. With a total of 340m² of space, this home redefines what it means to live in style.

Step inside through the grand oversized front door and be instantly wowed by the opulent entrance hall. High ceilings and premium porcelain tile floors greet you, setting the tone for

4 2 2

For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FRRFFB

Contact

Edward Lim

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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.

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(WA)
(08) 9473 7777**

the rest of this magnificent home. To your left, the master bedroom will steal your heart - with breathtaking views of the front yard, complete privacy, walk-in robes and a stunning ensuite that will make you feel like royalty. The three other generously sized bedrooms are equally impressive, with bedroom 2 currently serving as a study and bedrooms 3 and 4 offering built-in robes. There's also a chic full bathroom to service the bedrooms and guests.

Venture further, and you'll find a spacious theatre room which sets the stage for epic family movie nights, think Hollywood glamour right in your own home. Nice right?!

But hold on, that's just the start of this grand journey! As you follow the entry hallway, you'll be led to your spacious open plan living dining area with soaring high vaulted ceiling which flows out to the alfresco area that will simply leave you breathless.

The open plan kitchen on the other hand isn't just any kitchen; it's a masterpiece, a culinary wonderland. The super expansive kitchen, casual dining area, breakfast bar and adjoining living area merge to form a space that transforms your cooking escapades into pure delight. Adorned with sleek kitchen appliances, this kitchen is every chef's dream come true!

Step outside into your own slice of paradise. The backyard is a landscaped wonder, featuring artificial lawn and plenty of space for fun with kids, pets, or friends. Not to mention, an outdoor jacuzzi spa is ready and waiting to whisk you away into pure relaxation. It's like having a luxury resort at your doorstep, without the hefty price tag. Need some quiet time? The secret garden at the rear, with its cosy wooden decking and pergola, offers the perfect place to unwind in peace.

Speaking of location, it's a real winner! You're practically neighbours with the lively cafe and restaurant scene on Albany Highway, and you're also just a hop, skip, and a jump from Perth CBD, Curtin University, and the beautiful Swan River. With everything within walking distance and public transport just a stone's throw away, it's the epitome of convenience!

Oh, and the things that make our hearts skip a beat...

* Year Built: 2006 | Green Title Block Size: 815m2 with Build Up Area: app. 340m2

* 4 bedrooms, 2 bathrooms, 1 theatre with multiple living single storey home

* Exceptional Location with Amazing Lifestyle!

* Solid brick construction

* Attractive established front & back gardens

* Welcoming entry with high ceilings

* Large rooms throughout

* Soaring raked ceiling which flows out to the alfresco area

* Natural gas BBQ point to alfresco

* Activity room

* Media room with recessed ceiling

* Not 1 but 2 freestanding gazebos with weather proof power points

* Secret garden

* Reverse cycle air conditioning system

* Security alarm system

* Reticulated gardens

* Large powered colorbond shed



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* Seamless indoor outdoor living

Outgoings:

* Council rates: \$2,706.18 (24/25 FY)

* Water rates: \$1,369.32 (23/24 FY)

Words can't fully capture the magnificence of this home, you really have to see it for yourself. Ready to make this dream your reality? Call or text listing agent, Edward Lim at 0408 929 655 to arrange a viewing - your happily ever after starts here!

** 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.**

More About this Property

Property ID	5FRRFFB
Property Type	House
Land Area	815 m2
Including	Toilets (2)

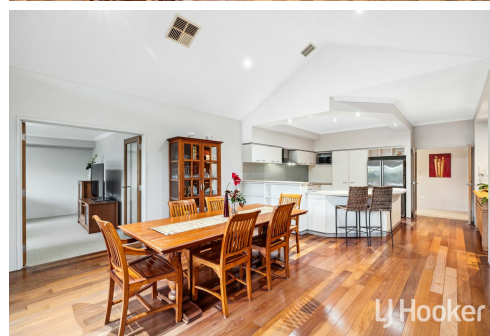
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