

## East Victoria Park, 16 Beesley Street

### EXTRAORDINARY!

Proudly presented by Edward Lim...

Let's dive right in, brace yourselves for an extraordinary family haven that's as rare as catching a unicorn in the wild. Welcome to the enchanting 16 Beesley Street, where luxury meets architectural marvel in a symphony of modern industrial vibes, recycled bricks, and sleek black metals throughout.

This isn't just a house; it's a palace of pure magnificence, a near new single-storey dream spanning 361m<sup>2</sup> of opulence. Imagine 4 bedrooms, 3 bathrooms, and a theatre room, all set on a sprawling 767m<sup>2</sup> block that commands attention in the neighbourhood.

Picture this, as you stroll through the oversized front door, you're greeted by a grand entrance hall boasting high ceilings and premium European Oak flooring. Three spacious bedrooms beckon, adorned with built-in robes, including a guest suite fit for royalty with its



**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**  
Please Call

**View**  
[ljhooker.com.au/5E72FFB](https://l.jhooker.com.au/5E72FFB)

**Contact**  
**Edward Lim**  
0408 929 655  
[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

own ensuite.

Venture further, and you'll find an open-plan living, dining, and family area designed to leave you breathless. Direct access to the trendy alfresco area makes entertaining a breeze, and the sunken theatre lounge, with its recycled bricks feature wall, sets the stage for epic family movie nights, think Hollywood glamour right in your own home!

Get set for the piece de resistance, behold the chef's island kitchen, a true masterpiece! Featuring stone benchtops with cascading waterfall sides, soft-close cabinetry, top-tier appliances, and a breakfast bar for five, this kitchen is a culinary sanctuary where luxury knows no bounds. But hold on, there's more, a seamlessly integrated scullery for effortless food prep to elevate your daily chores to a new level of sophistication. There is also direct access to your second courtyard. Nice right?!

A massive glass slider unveils a sunlit courtyard, pouring natural light into the living area. This seamlessly extends to a low-maintenance undercover outdoor entertaining space that overlooks the fully fenced, spacious, and well-established backyard. It's the ideal spot to unwind, indulge in a good read, or simply kick back and soak up the afternoon sunshine. For those with little ones, envision the space as a playground for trampolines or an above-ground pool, promising endless summer fun. The outdoor realm is your blank canvas for boundless adventures!

The master bedroom is strategically positioned at the rear of the home. Not only does it offer a captivating view of the backyard, but it also ensures extra privacy by being away from the other three bedrooms. Step inside, and you'll discover a room adorned with a vast walk-in-robe and a lavish ensuite bathroom boasting his and hers vanities, rain showers, custom cabinetry, and even a built-in toilet.

No need to fret about staying cosy throughout the seasons, the ducted reverse cycle air ensures year-round comfort. And parking? A breeze, thanks to the double lock-up garage with a shopper's entrance through the laundry and mudroom. Luxury, convenience, and comfort, all seamlessly woven into the fabric of your new home!

Let's talk location, and trust me, it's a jackpot! Nestled along a serene, tree-lined street, you're not just close but practically a stone's throw away from the bustling and vibrant Albany Highway cafe and restaurant strip. And the perks don't stop there, imagine being in close proximity to Perth CBD, Curtin University, and the serene Swan River. Everything you could possibly need is within walking distance, making daily life a delightful stroll.

#### The Home & What We Love?

- \* Exceptional Location with Amazing Lifestyle!
- \* Whisper QUIET, so PRIVATE..
- \* Year Built: 2020, Block Size: 767m2, Build Up Area: app. 361m2
- \* 4 bedrooms, 3 bathrooms, 1 Theatre
- \* Not 1 but 2 master bedrooms
- \* 25 year structural warranty
- \* Double brick throughout
- \* Automatic lock up garaging
- \* Modern industrial vibe with recycle brick throughout and black metal
- \* Fully reticulated to both lawn and garden beds (front and back)



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

**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.

\* High ceilings throughout (Entry: 41c, Living/Dining/Theatre/Master: 37c, Remaining Areas: 33c)

\* Double glazed windows

\* Premium European Oak flooring throughout

\* Fully ducted reverse cycle air conditioning system (with wifi & tablet control)

\* High end tapware throughout

\* Significant kitchen storage with cabinetry and pantry

\* Italian made ILVE cooktop (gas) and stove (electric) with Integrated Bosch dishwasher

\* Double garage, with extra width for storage or workshop bench

\* Mudroom with walk-in linen

\* Barn door to laundry

\* Multiple outdoor living areas

\* Gas point and sink plumbing available for future outdoor kitchen

\* Huge private backyard with lush Sir Walter Buffalo Grass and fire pit area

\* Seamless indoor-outdoor living

\* Perfect lock & leave

\* East access to nearby public transport

\* Low maintenance & secure

\* Estimated rental of \$1,630 - \$1,650/week

Outgoings:

\* Council Rates: app. \$2,526.31 (FY 2023 - 2024)

\* Water Rates: TBA

We're talking about features and finishes that transcend the limits of description, they're so extraordinary, you've got to see them to believe them. To unlock the magic and discover every enchanting detail, reach out to listing agent, Edward Lim at 0408 929 655. Don't miss your chance to turn this dream into your 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.\*\*

## More About this Property

<b>Property ID</b>	5E72FFB
<b>Property Type</b>	House
<b>Land Area</b>	767 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

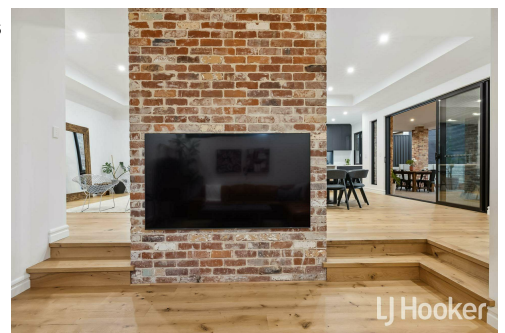
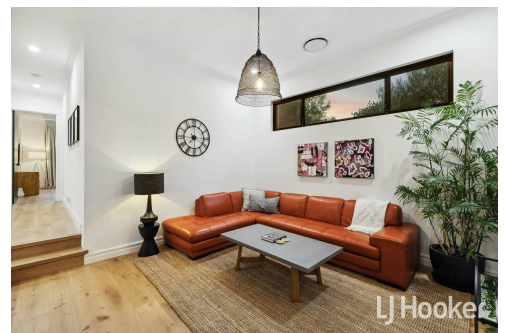
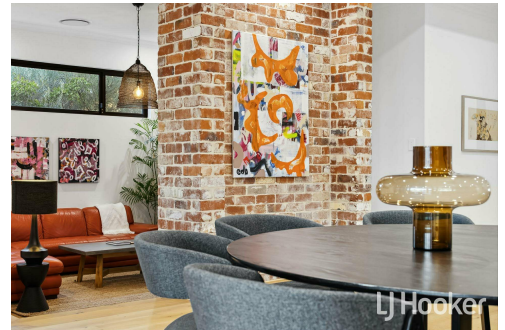
288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)

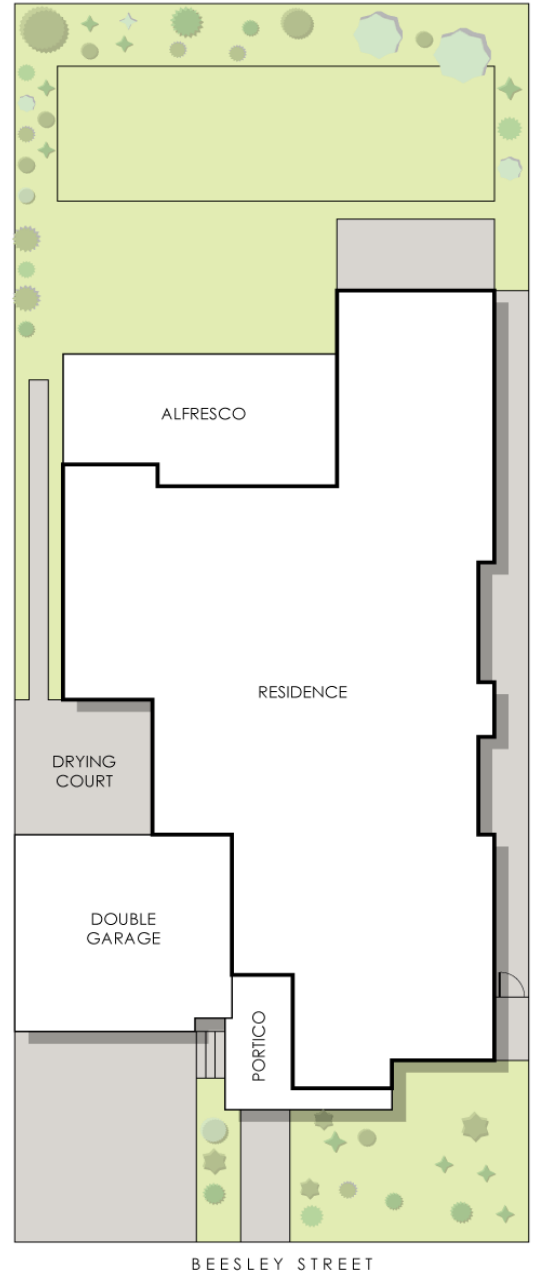


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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**



## 16 Beesley Street, East Victoria Park

Residence 251m<sup>2</sup> | Portico 10m<sup>2</sup> | Garage 46m<sup>2</sup> | Alfresco 35m<sup>2</sup> | Drying Court 19m<sup>2</sup>  
**Total Area 361m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
[www.cribcreative.com.au](http://www.cribcreative.com.au)