



East Victoria Park, 19A Esperance Street

HIDDEN TREASURE!

Proudly Presented by Edward Lim

Tucked away like a secret sanctuary, 19A Esperance is the surprise package you never knew you needed, but won't be able to resist! This fresh, character-filled stunner is ready to steal your heart. Whether you're a first-time buyer, a savvy investor, or looking to downsize in style, this home was designed with YOU in mind!

From the moment you walk in, the warm and inviting formal lounge wraps you in a cosy embrace. Whether you're kicking back after a long day or laughing with friends over a glass of wine, this is the ultimate relaxation zone! But the magic doesn't stop there...

Glide through to the open-plan kitchen, dining, and living area, where entertaining is effortless and everyday life feels a little more special. The easy-care bamboo flooring adds a touch of elegance, while the upgraded kitchen is a total showstopper - modern



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
**U/OFFER | FROM \$959 K

View
l.jhooker.com.au/5FVAFFB

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

appliances, sleek finishes, and YES, an integrated dishwasher because life's too short for washing up!

All three spacious bedrooms come with built-in robes, offering plenty of storage and a peaceful retreat. The master suite is your personal escape, complete with its own ensuite - because you deserve that little extra luxury! And with a second bathroom for family or guests, everyone's comfort is sorted.

Slide open the doors and step into your low-maintenance courtyard - the perfect spot for morning coffee, sun-drenched afternoons, or weekend BBQs with friends. It's your own slice of serenity, wrapped up in style.

Practicality meets perfection with single undercover parking plus an additional tandem space, along with a handy storeroom for all your extras. The location? Simply unbeatable. With Park Centre, cafes, shops, and everyday conveniences just around the corner, you'll never have to go far for what you need. The buzzing Albany Highway cafe and restaurant strip is practically at your doorstep, while Perth CBD and Swan River are just minutes away. And with public transport options nearby, commuting is a breeze!

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 1992
- * Block Size: 347m2 with Build Up Area: 116m2
- * Seriously spacious & well-proportioned throughout
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$850-\$880/week, good eh?!

Outgoings:

- * Council Rates: app. \$1,940.80 (FY24-25)
- * Water Rates: app. \$1,085.81 (FY23-24)

This hidden gem won't stay hidden for long! Don't miss your chance to snap up this perfect package of comfort, convenience & charm. Call or text Edward Lim on 0408 929 655 to book your inspection today!

** 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	5FVAFFB
Property Type	House
Including	Ensuite Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

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