



## East Victoria Park, 21 Hampshire Street

YOUR STORY STARTS HERE!

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\*\* 1ST INSPECTION, SAT 17/5/2025 \*\*

Proudly presented by Edward Lim...

For the first time in over seven decades, one of the Town of Victoria Park's longest-standing families is ready to pass the torch. This is more than a home - it's a 72-year love story woven into the very walls, garden beds, and sunshine-filled corners of this special place.

Let's rewind to 1953 - Mr. Nuttall had just returned from the army, ready to roll up his sleeves and begin his apprenticeship as a panel beater in the city. Full of hope and dreams, he and his young family settled right here in East Vic Park. They didn't just build a house - they built a life.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5G0HFFB](https://ljhooker.com.au/5G0HFFB)

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

In the late '70s, the original home was demolished in order to build this architectural gem, on a generous 430m<sup>2</sup> green title block, was custom-designed to bring people together and embrace the light. The soaring ceilings, exposed brick walls, feature skylights, and open, airy living spaces bring warmth and character in all the right ways. It's quirky. It's cool. It's full of soul.

Even the bougainvillea in the backyard, planted way back in 1900, has been lovingly cared for since 1953 - its vibrant blooms standing as a living symbol of resilience and timeless beauty. Just imagine your morning coffee under its shade, soaking in the history it holds.

Inside, the home greets you like an old friend - with a bright formal lounge that feels like a warm embrace. As you explore, you'll find a spacious kitchen and dining zone, perfect for hearty meals and lively family banter. Think gas cooktop, oven, generous storage - it's a culinary canvas waiting for your flavour.

At the rear, a relaxed family living area opens out to an outdoor sanctuary, ideal for long summer lunches, weekend gatherings, or simply losing yourself in the quiet of the garden. Need room for the kids to run wild, space for extended family, or just a peaceful retreat? You'll find it here.

There's also a single garage, separate laundry, and kitchenette for convenience - practical touches that make life easy.

And the location? Unbeatable. Tucked in the vibrant heart of Perth's best cafe and restaurant strip, everything you love - coffee, culture, community - is right on your doorstep.

Full-block homes with this much character and history rarely hit the market - especially in such a tightly held pocket of East Vic Park. This is your chance to own a slice of true local legacy, with the space and style to make it your own.

Your story starts here. Come walk in the footsteps of generations and create new memories in a home that's already filled with heart. Whether you're looking to move right in, renovate and add your own flair, or build your dream family home from the ground up - this is your golden opportunity. With a full block in one of Perth's most cherished neighbourhoods, the possibilities are endless, and the lifestyle is second to none.

#### The Home & What We Love?!

- \* Year Built: 1970s | Green Title Block Size: 430m<sup>2</sup> with Build Up Area: app. 103m<sup>2</sup>
- \* Exceptional Lifestyle in a Superb Location!
- \* Spacious 2 bedroom, 1 bathroom home
- \* Spacious & well-proportioned multiple living spaces for comfortable living
- \* An open plan kitchen that transforms cooking into a chef's delight
- \* Relaxing and roomy bedrooms, super spacious, comfortable retreats
- \* Revel in the ease of low-maintenance and secure living for unrivalled peace of mind
- \* NBN ready (FTTP), perfect for both leisure and business use

#### Outgoings:

- \* Council rates: app. \$1,968.13 (FY 24-25)
- \* Water rates: app. \$1,097.11 (FY 23-24)



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Contact listing agent Edward Lim today on 0408 929 655 - and take the first step into your future at 21 Hampshire.

**\*\* 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	5G0HFFB
Property Type	House
Land Area	430 m2
Including	Toilets (1) Built-in-Robes Close to Schools Close to Shops Close to Transport Kitchenette

**Edward Lim 0408 929 655**

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

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288 Albany Highway, VICTORIA PARK WA 6100

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



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