

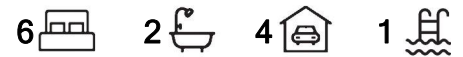
East Victoria Park, 25 Etwell Street

AS RARE AS A SHOOTING STAR!

Proudly presented by Edward Lim...

Alright, buckle up because I'm about to spill the beans. These top-notch family homes are as rare as a shooting star - you know, once in a blue moon! And guess what? You're in for a treat... introducing 25 Etwell!

This isn't just a house; it's a masterpiece of architectural ingenuity, dressed to the nines in premium quality. Imagine a double-story dream boasting 5 bedrooms (includes a study), 2 bathrooms, and even a formal lounge room that could moonlight as the 6th bedroom, all sprawled out on a generous 577m² green title block, stealing the spotlight in the neighbourhood. With a whopping 230m² of total living space, this home redefines the art of living.



For Sale

Please Call

View

ljhooker.com.au/5DZVFFB

Contact

Edward Lim

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(WA)**

(08) 9473 7777

Step through the magnificent oversized front door, and you're greeted by an opulent entrance hall, a stunning staircase, and sleek glass balustrades. The high ceilings and premium jarrah wooden flooring take your breath away. To your right, there's a spacious, sun-drenched formal lounge. It's presently playing the role of a home theatre, the go-to spot for epic family movie nights. Imagine grabbing your popcorn, gathering your clan, and diving into classic flicks or the latest blockbusters.

But hold on, that's just the start of this grand journey! As you follow the entry hallway, you'll be led to a courtyard that will simply leave you breathless. It's the perfect haven for relaxation and tranquillity. Bedrooms 2, 3, and 4 are equipped with spacious built-in robes, and then, there's the master bedroom, an absolute showstopper. It boasts walk-in robes and a stunning ensuite that's fit for royalty. And did you notice the French doors that lead to your very own private outdoor haven? It's like your personal slice of paradise...

Bath lovers, rejoice! The main bathroom is a haven for relaxation, with stainless steel hardware, plenty of cupboard space, and a stunning bathtub that promises to make every bath an indulgent experience. And for those who believe that storage is key, you're in for a treat. The oversized linen cupboards (yes, you read that right, not one but two of them) are more spacious than you could imagine. Get ready to be pleasantly surprised!

Upstairs, you'll find the second living space, a generously sized area that can easily accommodate the needs of an extended family, a troop of energetic kids, or perhaps it's that serene space where you can escape from the hustle and bustle of the world. It's a versatile retreat awaiting your personal touch.

The open plan kitchen isn't just any kitchen; it's a masterpiece, a culinary wonderland. The expansive kitchen, casual dining area, breakfast bar, and adjoining family room merge to form a space that transforms your cooking escapades into pure delight. Adorned with sleek stone countertops, a Miele gas cooktop, not one but two built-in ovens (including a combi steamer), and a matching range hood, this kitchen is every chef's dream come true!

But there's more to explore! Step out to the rear alfresco area and discover a backyard that's not just professionally landscaped but also meticulously maintained. It's fully fenced, with grouted travertine pavers, and brimming with potential for fun, whether you have kids, pets, or friends over. What's more, there's a low-maintenance freshwater concrete pool with Naked Freshwater Pool Systems, complete with multi-coloured remote-controlled LED lighting to set the mood. And for added convenience, there's an outdoor shower area, with hot water, just for you and your loved ones. Entertaining friends and family in this idyllic setting is an experience of pure bliss!

Enjoy year-round comfort in this well-insulated home. It comes equipped with reverse cycle air conditioning throughout to keep you cool in summer and toasty in winter. Plus, you have secure off-street parking in the double lock-up garage and two additional spaces right in front of the garage gate, ensuring there's ample parking for both family and friends. You're all set for convenience and



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comfort!

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, the things that make our hearts skip a beat! Get ready to be wowed!

- * Exceptional Location with Amazing Lifestyle!
- * Whisper QUIET, so PRIVATE...
- * Year Built: 2003, Block Size: 577m², Build Up Area: app. 230m²
- * 5 bedrooms (including a study), 2 bathrooms, 1 Theatre (which can be converted to Bedroom #6)
- * Double brick throughout
- * Automatic double lock up garage
- * Fully reticulated at the backyard
- * Ducted air conditioning system (reverse cycle) downstairs throughout
- * Reverse cycle air conditioning split system upstairs
- * 3 gas bayonets - 2 inside, 1 outside
- * Premium jarrah timber flooring
- * Modern glass stair balustrades
- * Seamless indoor-outdoor living
- * External security cameras throughout (4 of them)
- * Freshwater concrete pool with Amalfi crystal mosaic glass tiles
- * Pool comes with multi coloured LED pool lights (remote controlled), automatic pool cleaner, automatic water leveller & Naked freshwater pool system with PH controller (super low maintenance!)
- * Backyard professionally landscaped by the reputable Tim Davies Landscaping
- * Outdoor shower with hot water
- * Easy access to nearby public transport
- * Low maintenance & secure
- * Estimated rental: \$1,380 - \$1,400/week

Outgoings:

- * Council Rates: \$2,693.89 (FY 2023 - 2024)
- * Water Rates: \$1,375.55 (FY 2022 - 2023)

Words fall short in doing justice to the incredible features and finishes that await you. Don't just take our word for it, step into your very own fairy tale.

For more information or to arrange a viewing, reach out to listing agent, Edward Lim on 0408 929 655. Your happily ever after is just a showing away!

** 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	5DZVFFB
Property Type	House
Land Area	577 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Pool Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

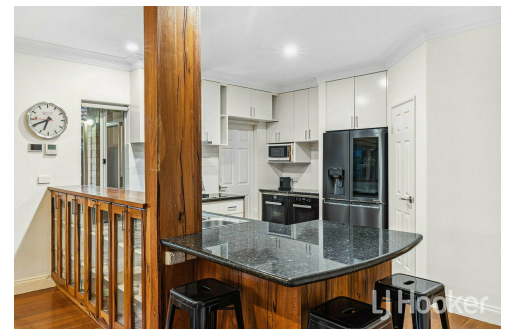
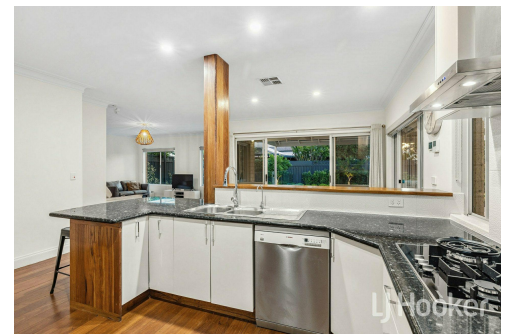
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LJ Hooker



25 Etwell Street, East Victoria Park

Residence 228m² | Garage 37m² | Patio 43m² | Porch 4m²
Total Area 312m²



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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 the information, it is not intended to be a contract. **LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**

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