

East Victoria Park, 26B Etwell Street

Exceptional Family Living - Space, Style & Convenience!

Proudly presented by Fulton Borthwick

Welcome to 26B Etwell Street - a beautifully presented, exceptionally sized family home that offers the perfect blend of comfort, practicality, and modern living.

Situated on a substantial 489m² block, this 2007-built solid double brick and tile home boasts a generous 190m² of living space, offering a functional and well-designed floorplan for families of all sizes.

Key features & benefits that you will love:

Spacious Open-Plan Living - The heart of the home features a flowing kitchen, meals, and family area, seamlessly connecting to the private undercover alfresco - perfect for year-round entertaining!



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/5FZ6FFB

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@ljhvicpark.com.au

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

Modern Kitchen - Designed for home chefs, this stylish kitchen includes a 5-burner gas cooktop, Technika 900mm oven, stainless steel rangehood, island bench, pantry, overhead cupboards, and a double stainless-steel sink.

Multiple Living Zones - A generous-sized theatre room (or second living space) with double doors and bulkheads provides extra flexibility for family relaxation or entertainment.

Master Retreat - The spacious master bedroom features a huge walk-in robe and a well-appointed ensuite.

Perfect for the Whole Family:

- * 2nd bedroom with a semi-ensuite including a bath.
- * 3rd & 4th bedrooms - both with built-in robes
- * All bedrooms are carpeted for extra comfort.

Stylish & Functional Interiors

- * Freshly painted internally.
- * Solid Blackbutt timber flooring running from the entry through to the open-plan kitchen/meals/family.
- * Separate water closet, & linen cupboard for extra storage

Outdoor Oasis & Parking

- * Private alfresco under the main roof
- * Super spacious, fully paved rear courtyard - a safe haven for kids and pets, or an opportunity to create your own tranquil garden retreat.
- * Double automatic garage with direct access into the home and rear courtyard
- * Additional off-street parking for two vehicles

Comfort All Year Round

- * Mitsubishi Mr Slim R410A reverse cycle fully ducted air conditioning
- * Vulcan Freeloader gas hot water system

Unbeatable Location!

Perfectly positioned only 6km from Perth CBD, this home is conveniently close to Curtin University, Technology Park, Kent Street Senior High School, The Park Shopping Centre, public transport, and the vibrant Victoria Park Cafe Strip.

Outgoings:

- * Water rates: \$1,330.08 (23/24FY) | \$905.46 (01/07/24 - 28/04/25)
- * Council rates: \$2,656.87 (24/25FY)
- * No strata fees!

Don't miss this incredible opportunity to secure a spacious, modern, and well-located home



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in the heart of East Victoria Park.

Contact Fulton on 0481 19 44 39 for more details or to arrange a viewing!

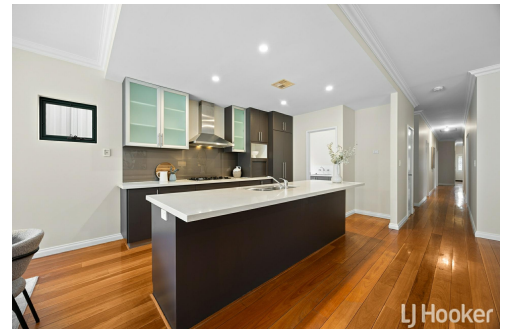
Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller. Interested parties should make their own independent inquiries.

More About this Property

Property ID	5FZ6FFB
Property Type	House
House Size	190 m2
Land Area	489 m2
Including	Air Conditioning Floorboards Fully Fenced Carpeted

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Sales Consultant | fultonborthwick@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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