



East Victoria Park, 277B Shepperton Road

TUCKED AWAY!

Proudly presented by Edward Lim

Tucked away from the buzz of Shepperton Road, this sleek and stylish double-brick home offers the perfect private sanctuary with its own street frontage on Rouse Lane. Built in 2014, this low-maintenance, lock-and-leave stunner is everything you need for effortless city living.

The ground floor is where this home truly shines. A bold lime-green theme and striking dark floor tiles create a contemporary edge, while the open-plan living and dining area seamlessly connects to a paved alfresco courtyard, ready for your personal touch. The kitchen is a dream, boasting stainless steel appliances, an under-bench oven, and a practical island bench that's perfect for entertaining or feeding the troops.

Upstairs, discover a thoughtfully designed space featuring three spacious bedrooms plus a



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For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FR8FFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)
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study, offering plenty of room for both work and relaxation. The master suite is an exercise in luxury, with a hotel-inspired feel, a walk-in robe, and a private ensuite. Two additional bedrooms, both with built-in robes, complete the accommodation.

With an automatic double garage accessed via Rouse Lane and a convenient shopper's entry into the home, everyday living is a breeze. The home is equipped with split reverse-cycle air conditioning for year-round comfort and super-fast NBN FTTP, making it perfect for remote work or streaming marathons.

The Home & What We Love?!

- * Year Built: 2014 | Block Size: 251m², Total Build Up Area: 183m²
- * Superbly located & surprisingly quiet!
- * Best of convenience & a vibrant lifestyle
- * Double lock up garaging
- * 3 generously sized bedrooms, 2 bathroom with 3 WCs
- * Generous laundry
- * Low maintenance outdoor entertaining area
- * Secure storeroom
- * Low maintenance & secure because it's all about peace of mind
- * Solar panels
- * Quality built by Summit Homes
- * Perfect lock & leave because life should be easy...
- * Easy access to nearby public transport
- * Estimated rental \$840 - \$870/week

Outgoings:

Council: \$2,270.63 (FY24/25)

Water: \$1,325.15 (FY 23/24)

This hidden gem offers privacy, style, and near-city convenience in one irresistible package. Ready to move in and priced to sell, 277B Shepperton Road won't be available for long. Don't miss your chance-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 conduct their own investigations. *



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More About this Property

Property ID	5FR8FFB
Property Type	House
Including	Air Conditioning Toilets (3) Courtyard Secure Parking

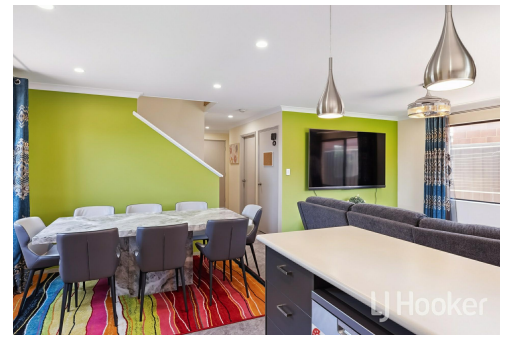
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