



East Victoria Park, 30A Canterbury Terrace

LIVE LUXE, LOVE LOCAL!

** For home open access, park on Canterbury Terrace & walk up pedestrian access pathway **

Oozing sophistication and built for those who crave style, comfort, and a little bit of wow, this jaw-dropping showpiece isn't just a home - it's an experience. Custom-built by the award-winning team at 101 Residential, 30A Canterbury is the modern masterpiece that turns heads and steals hearts. Bold in design and flawless in execution, this double-storey stunner redefines luxury living, just footsteps from the buzzing heartbeat of East Vic Park's iconic cafe and dining strip. Your morning brew, sunset spritz, and weekend brunch plans? All right at your fingertips!

From the moment you swing open that oversized front door, you'll know this one's different. Think: soaring ceilings, warm wooden floors, and an airy open-plan layout drenched in



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
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**LJ Hooker Victoria Park | Belmont
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natural light. Every detail whispers elegance while shouting, "You've made it!" Glide through your statement living area where entertaining feels effortless, or throw open the sliders to your private courtyard - fully fenced, low-maintenance, and the perfect backdrop for garden parties, lazy Sundays, or your pup's zoomies.

The kitchen? Oh, it's a moment. With sleek stone benchtops, premium appliances, soft-close cabinetry, and a layout straight out of a design magazine, this space is a love letter to home chefs and dinner party connoisseurs alike. Hosting, cooking, creating - whatever your flavour, this is your stage.

And the laundry? Let's be real - it's not playing second fiddle. This space is dripping in style with crisp white cabinetry, glossy tiled splashbacks, loads of storage, and benchtop space that makes laundry day feel... dare we say, enjoyable? It's the kind of utility space that has serious wow factor and keeps the whole home feeling effortlessly polished.

Upstairs, retreat to a master suite that's more five-star hotel than suburban bedroom. A giant walk-in robe, luxe fully-tiled ensuite, and all the peace and privacy you deserve. The additional bedrooms are anything but ordinary - spacious, stylish, and ideal for family, guests or even your dream home office setup.

Staying comfortable all year round? Too easy - thanks to the ducted reverse-cycle air conditioning that lets you set your perfect climate with the push of a button. And when it comes to parking, you've hit the jackpot with a secure double lock-up garage.

As for the location - get ready to fall in love. Just steps from the buzzing Albany Highway cafe and restaurant strip, your weekends will be packed with artisan coffees, cocktails, and mouthwatering eats. The Swan River, Curtin University, and the CBD are all within easy reach, while public transport is practically at your doorstep. Whether you're heading to work or out for a night on the town, you're perfectly positioned for the vibrant lifestyle you've always dreamed of.

But here's the clincher - homes of this calibre rarely hit the market, and when they do, they fly. Even we locals have to wait patiently for one of these to pop up. So if you've been dreaming of luxe living with all the vibrancy of East Vic Park right outside your door, now's your moment.

What We Love? Prepare to Be Amazed!

- * Exceptional Location with Amazing Lifestyle!
- * Whisper QUIET, so PRIVATE...
- * Year Built: 2019, Block Size: 279m2, Build Up Area: app. 223m2
- * 4 bedrooms, 3 bathrooms, 3 WCs
- * Automatic double lock up garaging
- * EV charging system in the garage
- * Quality security screen on all doors & lower windows
- * Exposed concrete aggregate alfresco area
- * Cat enclosure at the alfresco area
- * Gutter guards
- * Solar panel
- * High end tapware throughout
- * Modern glass stair balustrades



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- * Plantation shutters throughout
- * Seamless indoor-outdoor living
- * Perfect lock & leave
- * East access to nearby public transport
- * Low maintenance & secure
- * Estimated rental: \$1,200/week

Outgoings:

- * Council rates: app. \$2,596.84 (FY 24-25)
- * Water rates: app. \$1,330.08 (FY 23-24)

This home isn't just packed with features - it's brimming with style, soul, and that something special you feel the moment you walk in. It's not just where you'll live - it's where you'll thrive. From luxe finishes to an unbeatable lifestyle on your doorstep, 30A Canterbury is the dream home you didn't know you were waiting for.

So, what are you waiting for? Homes like this? They don't just impress... they disappear fast.

** 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	5G0NFFB
Property Type	House
House Size	223 m2
Land Area	279 m2
Including	Ensuite Toilets (3) Courtyard Built-in-Robes Fully Fenced Remote Garage Solar Panels Close to Schools Close to Shops Close to Transport

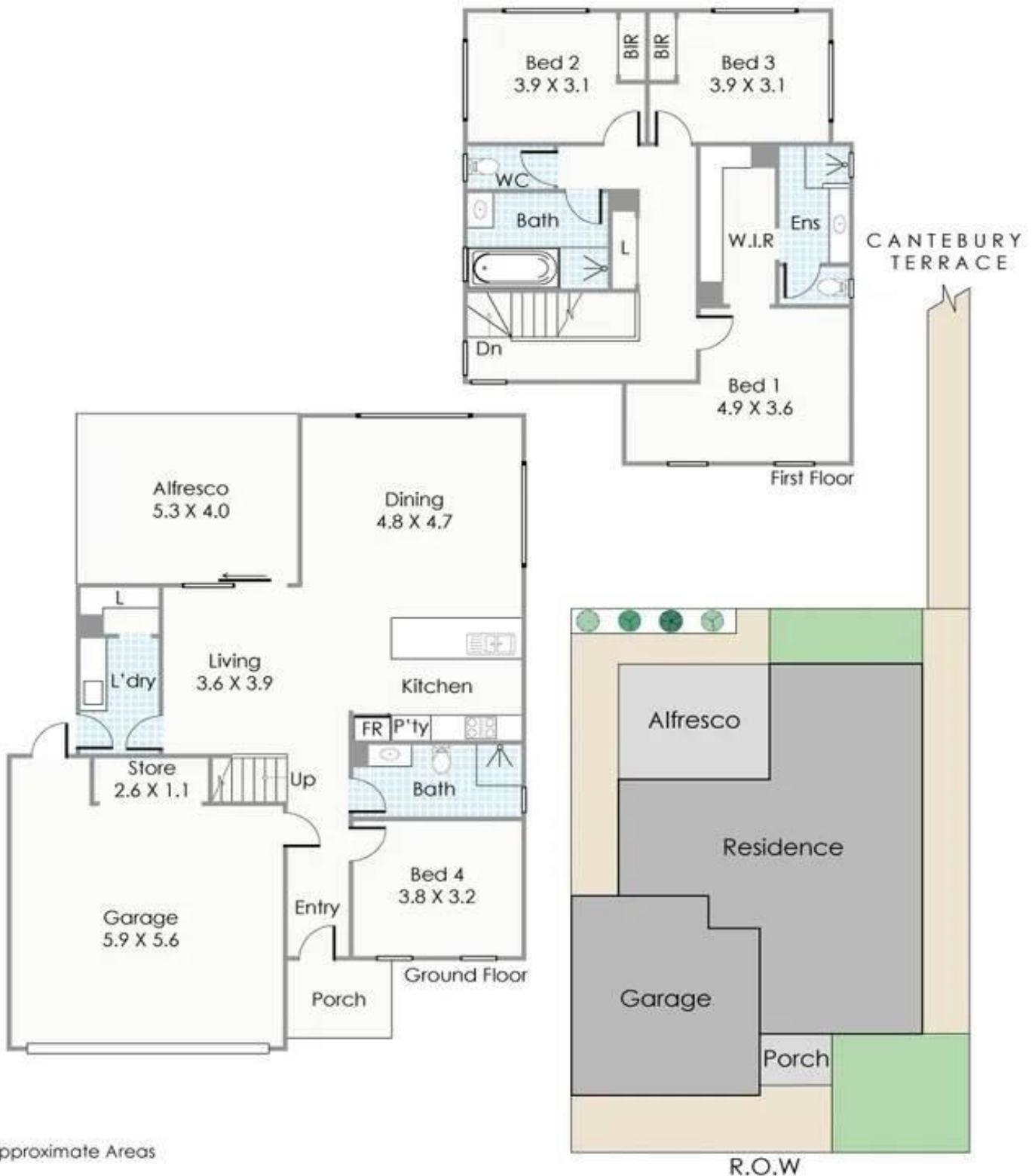
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Approximate Areas

Ground Floor:	83m ²
First Floor:	79m ²
Garage:	33m ²
Alfresco:	21m ²
Porch:	4m ²
Store:	3m ²
Total Area:	223m²

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.
www.crlbcreative.com.au



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