



East Victoria Park, 313 Shepperton Road

OLD SCHOOL CHARM, NEW SCHOOL VIBES!

Proudly Presented by Edward Lim...

Say hello to 313 Shepperton Road, a place where timeless charm and modern magic collide! This 1960s worker's cottage isn't just a home - it's a love letter to history, beautifully preserved and brimming with heart. Nestled on a lush 513m² green title block with rear laneway access, this gem boasts soaring high ceilings, polished jarrah floors, and classic timber skirting that exudes character and warmth. Every inch of this home tells a story, making it a rare treasure you'll fall in love with instantly.

Step through the door, and you're greeted by an open-plan living area that feels like a warm hug. This isn't just a lounge; it's the beating heart of the home, where lazy Sundays and joyous celebrations come to life. Imagine unwinding with a movie, hosting game nights, or just soaking in the vibes of this sunny, happy space.



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FMTFFB

Contact

Edward Lim

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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.

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(WA)
(08) 9473 7777**

The kitchen? Oh, it's a showstopper! With ample storage, sleek modern appliances, and plenty of bench space, it's not just a place to cook - it's where culinary dreams are made. Picture yourself whipping up your signature dish, chatting at the breakfast bar, or plating up a feast for loved ones. This is more than a kitchen; it's your stage for edible masterpieces.

Retreat to the master suite, your private oasis tucked away for maximum serenity. The second bedroom is a sunlit haven, perfect for family, friends, or even your home office dreams. The shared bathroom is stylish and functional, designed to make your mornings a breeze.

And then there's the outdoors - oh, the outdoors! The fenced front yard is a family and pet paradise, ideal for playtime, gardening, or simply soaking up the sunshine. Out back, the undercover alfresco area overlooks a mature native garden, perfect for sizzling BBQs, cosy evening gatherings, or stargazing with a glass of wine in hand.

Need more space? There's a versatile rear outbuilding with a roller door, currently a storage zone but bursting with potential - think workshop, garage, or even a granny flat. Add modern conveniences like NBN FTTP for lightning-fast internet, split-system air conditioning for year-round comfort, and ample parking with room for a caravan, and this home ticks every box.

Location? It's perfection. Just 7.8km from the CBD, with parks, cafes, medical facilities, train stations, and Curtin University practically on your doorstep, you're in the heart of it all.

And that's not the end of the story...

- * Year Built: 1967 Green Title Block: 513m2 with Build Up Area: app. 128m2
- * 2 bedrooms, 1 bathroom character home
- * Spacious & well-proportioned living spaces
- * Double glazed windows
- * Secure storage/potential granny flat
- * A chef's delight open plan kitchen
- * Relaxing & roomy bedrooms
- * Reverse cycle split system air conditioners in the living and ceiling fans in both bedrooms
- * Pocket park next door with large native trees that provide shade
- * 4 car driveway plus area to park the caravan
- * Large 9m x 5m merbau deck at the rear and 6m x 5m merbau deck at the front
- * Solarspan insulated patio roof at the rear
- * Estimated rental \$630 - \$660/wk, ka-ching!

Outgoings:

- * Council: app. \$1,667.44 (FY24-25)
- * Water: app. \$1,105.03 (FY23-24)

Don't let this piece of East Vic Park history slip through your fingers. Call listing agent, Edward Lim today on 0408 929 655 to arrange a viewing. But be quick, homes this special are snapped up in a heartbeat.

** 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	5FMTFFB
Property Type	House
Land Area	515 m2
Including	Toilets (1)

Edward Lim 0408 929 655

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