



## East Victoria Park, 33 Esperance Street

Home Open Cancelled - Timeless Character & Central Convenience - The Perfect East Victoria Park Opportunity



**For Sale**  
Under Offer By Saleh Manhy

**View**  
[ljhooker.com.au/5FXTFFB](http://ljhooker.com.au/5FXTFFB)

**Contact**  
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Welcome to a rare offering in the heart of one of Perth's most beloved lifestyle suburbs-East Victoria Park. This beautifully maintained authentic character home combines the warmth of heritage charm with the comfort and practicality of modern living. Perfectly positioned on a quiet, leafy street yet moments from vibrant urban amenities, this residence is ideal for those seeking space, style, and a superb location.

From the moment you step inside, you're greeted by high ceilings, polished Jarrah wood floors, and a sense of home that is both inviting and timeless. The residence showcases three spacious bedrooms, with built-in wardrobes in two of them, thoughtfully designed to reach the ceiling-offering ample storage without compromising the room's airy feel.

Two of the bedrooms feature split system air-conditioning, ensuring year-round comfort.



**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.

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

The heart of the home is an impressively bright and open-plan living, dining, and entertaining area. Flooded with natural light through expansive glass windows, this space is designed for family gatherings, casual meals, work-from-home moments, or simply relaxing in comfort. A space for a dedicated study or reading nook adds to the home's functional appeal-catering to a modern lifestyle without losing its classic soul. A third split system in the living area guarantees comfort through every season.

Natural light flows effortlessly throughout, with large windows in all bedrooms and living areas inviting a serene, uplifting atmosphere inside.

### An Investment Worth Securing

With a potential rental income of up to \$850 per week (that's approximately \$44,200 per annum), this property represents a sound and highly desirable investment. Character homes in this location with strong lifestyle appeal and high rental demand are few and far between.

\* To make a non-binding offer, copy and paste the below link into your browser and follow the prompts:

<https://prop.ps//qmhQLypTe2KP>

### Location That Speaks for Itself

(Distances are approximate)

Positioned in an enviable, central location, everything you need is just moments from your doorstep:

- \* Only 200m to public transport for an easy commute
- \* 450m to Victoria Park Leisure Centre
- \* Just 650m to the famed Albany Highway cafe and restaurant strip-home to some of Perth's most beloved eateries and brunch spots
- \* 800m to Fraser Park-ideal for families, pets, or weekend picnics
- \* 2.5km to Curtin University-perfect for students or academic professionals
- \* 7km to Perth CBD

Whether you're a downsizer who refuses to compromise, a young family wanting access to quality schools and lifestyle options, or a student or professional working at Curtin, this home presents an opportunity that's as practical as it is beautiful.

### Main Highlights:

- \* 328 SQM Land Size on a Survey Strata Block
- \* NO STRATA FEES
- \* Open Plan living and dining area
- \* Split Aircon. in Living area & 2 bedrooms
- \* Low maintenance large front yard with a gorgeous patio
- \* Vacant Possession - Ready to move in
- \* Lucrative Investment opportunity - Estimated weekly rental of \$850



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## A Home Open Not to Miss

This is more than just a house-it's a lifestyle. A home with soul, warmth, and space, located in a thriving community that offers something for everyone.

Join us at the home open and experience for yourself the harmony of character, comfort, and convenience. Opportunities like this don't last long-so act quickly to secure this East Victoria Park gem for yourself.

### Outgoings (Approximate):

- \* Water Rates: \$973 P.A.
- \* Council Rates: \$1,668 P.A.
- \* NO STRATA FEES

### Disclaimer:

The above information is only intended for general purposes. No assurances or warranties are provided, despite every attempt to assure its accuracy. Before making any decisions, interested parties should carry out independent due diligence to confirm all information.

## More About this Property

<b>Property ID</b>	5FXTFFB
<b>Property Type</b>	House
<b>Land Area</b>	328 m2
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

### Saleh Manhy 0432 609 798

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