

East Victoria Park, 35 Esperance Street

WHERE LOVE RESIDES!

Proudly Presented by Edward Lim...

Discover timeless elegance and meticulous updates in this beautifully renovated 1940s, three-bedroom home, set on a spacious 440m2 green-titled block. Meet 35 Esperance!

At its heart, a large, modern kitchen offers expansive countertops and abundant storage, perfect for both cooking and entertaining. You'll appreciate the charm of original jarrah floorboards, lofty ceilings with sophisticated detailing, and sunlit living areas that create a warm and welcoming atmosphere.

The master bedroom boasts a serene view of the lush backyard, while two additional bedrooms provide comfortable, roomy retreats. The bathroom invites relaxation, complete with a bathtub, wall-hung vanity, and even a convenient laundry chute. For added storage, a spacious attic is easily accessible via a fixed ladder tucked discreetly behind a door.



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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For Sale
**UNDER OFFER!!

View
ljhooker.com.au/5FE6FFB

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

A versatile second living space, would make an ideal home office or gaming area.

French doors lead to an elevated front verandah - a tranquil, shady spot to unwind and watch the world go by. The backyard is a dream for kids and pets alike, offering plenty of room to play. A detached, undercover alfresco area adds charm to the property - providing a lovely retreat for casual gatherings or quiet moments with a good book.

Practical touches, including a well-sized garden shed, are neatly hidden behind a cubby house and mature tree, blending functionality with beauty.

The Property and What We Love?!

- * Build Year: 1940 | Green Title Block: 440m2
- * Crimsafe security screens and window film for peace of mind
- * NBN FTTP connectivity
- * Outdoor alfresco
- * Spacious attic
- * Reverse cycle air conditioning
- * 'Instant' fireplace
- * Skylight in the bathroom
- * Second toilet
- * Estimated Rental: app. \$900/wk

Outgoings:

- * Council Rates: app. \$2,323.49 (FY 24-25)
- * Water Rates: app. \$1,140.91 (FY 23-24)

All this is nestled on a peaceful, leafy street, just a short stroll from Perth's lively cafe strip. This home is a must-see! Contact listing agent Edward Lim on 0408 929 655.

* 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	5FE6FFB
Property Type	House
Land Area	440 m ²
Including	Air Conditioning Toilets (2) Outdoor Entertaining Close to Shops

Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

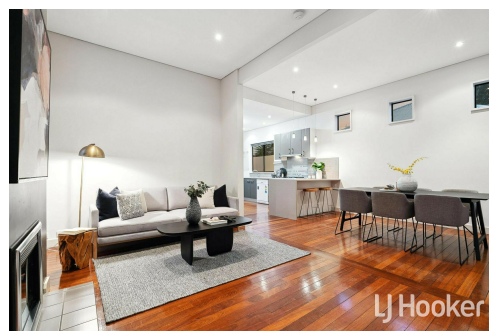
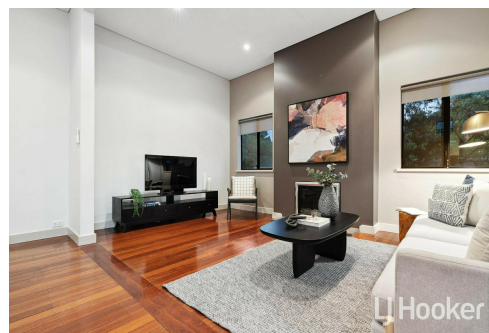
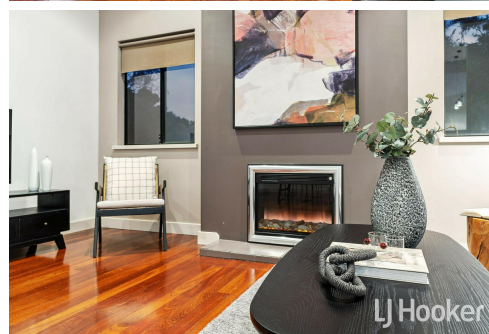
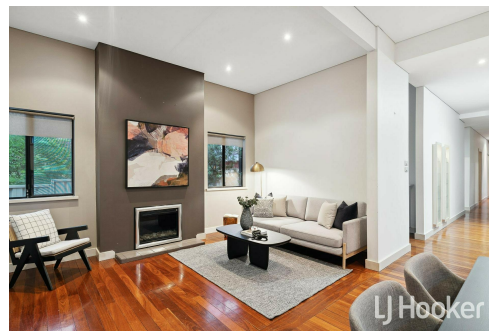
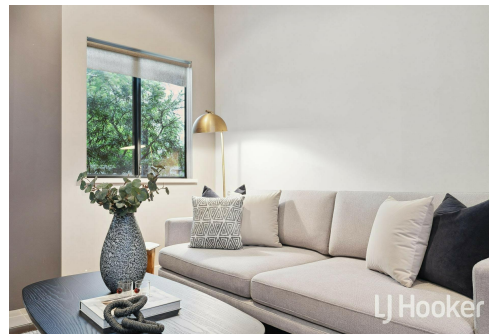
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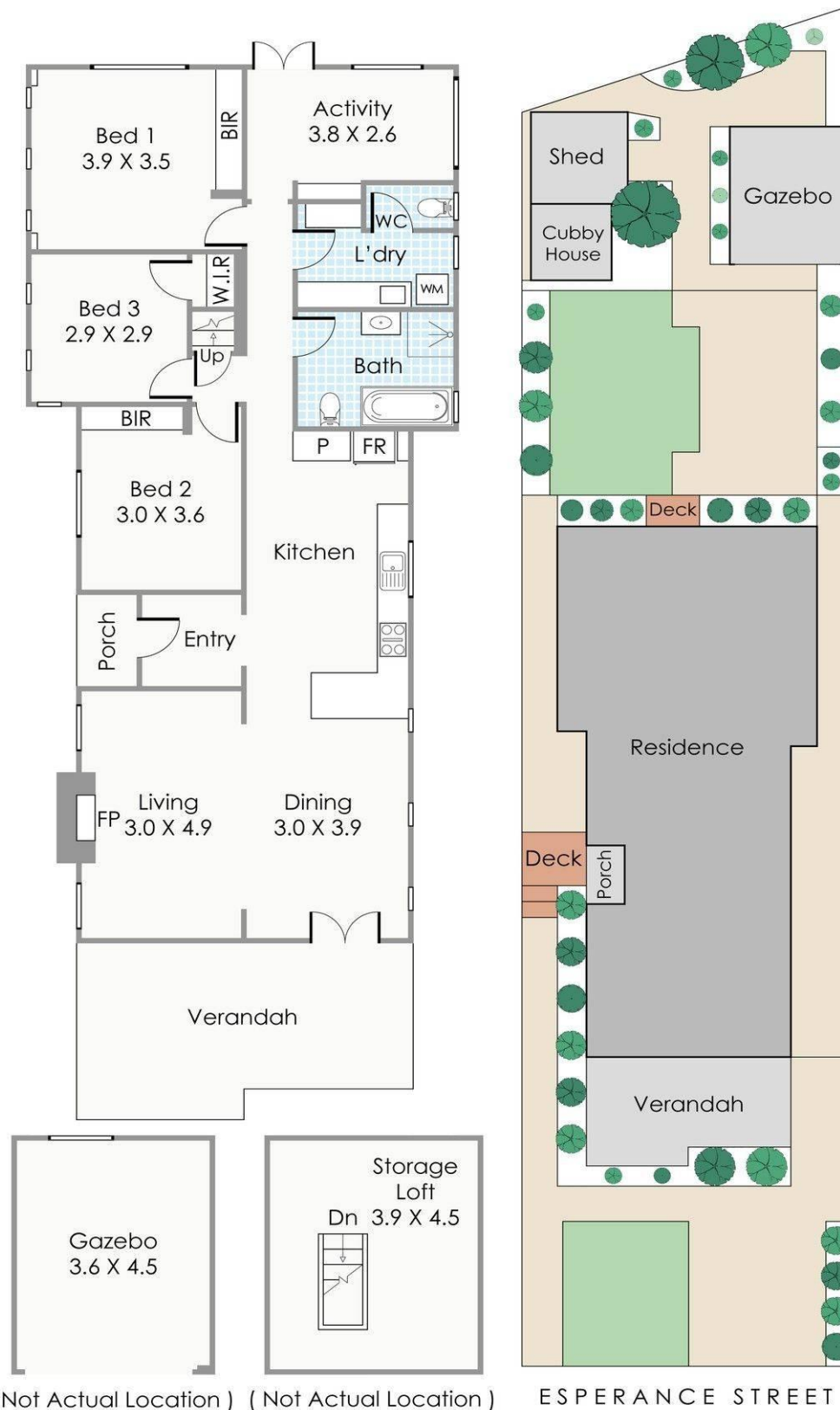
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Approximate Areas

Residence:	116m ²
Verandah:	20m ²
Porch:	2m ²
Storage Loft:	18m ²
Gazebo:	16m ²
Total Area:	172m²

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.cribcreative.com.au



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