



East Victoria Park, 35 Oats Street

THE HOME THAT HAS IT ALL!

** 1st Open Home Sat, 7/6/2025 **

Proudly presented by Edward Lim...

If homes could strut, this one would be on a catwalk. Stylish, charming, and seriously cool, this fully renovated character stunner from 1960 - with a chic two-storey extension added in 1975 - is serving up all the vibes. And guess what? It sits high on the hill in East Victoria Park, practically touching the sky with sweeping views of city lights and skyline magic. Yes, this is that house.

This isn't your average family home. With a striking dark and moody interior palette, think bold black accents, sleek finishes, and an effortlessly cool vibe that sets the tone from the moment you walk through the door. It's modern, it's stylish, and it's absolutely perfect for families who want something a little extra.



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
NEW TO MARKET!

View
Sat 7th Jun @ 2:00PM - 2:30PM

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

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

Inside, you're welcomed by a formal lounge that feels like a warm hug from your favourite blanket. It's the perfect place to kick off your shoes and grab a glass of wine.

The heart of the home? Oh, it's a showstopper! The fully updated kitchen flows seamlessly into the dining area - perfect for family dinners, birthday parties, or those quiet moments over morning coffee. With stunning jarrah floors underfoot, high ceilings overhead, and all the modern bells and whistles (yes, even a dishwasher because you deserve it), every inch screams stylish comfort.

Four generously sized bedrooms (each with robes!) provide cosy retreats for every member of the family - kids, teens, guests, or even that four-legged fur baby. Two bathrooms, including one beautifully upgraded from top to bottom, means no more morning queues!

And wait for it... the real magic unfolds upstairs. A second living zone that doubles as a bar, games room, office, or all of the above? Yes please! Step out onto the enormous balcony and soak up the glittering city views - sunset cocktails, anyone?

But here's the kicker, this beauty sits on an R40-zoned block - yep, subdivision potential is on the cards! Whether you're planning future development, a savvy investment move, or just like the idea of added value down the track, this one's got the goods.

And just when you think it couldn't get better - the backyard delivers. Fully landscaped, lush and green, and packed with room to run, play, and chase bubbles. Whether it's trampoline time, a game of fetch, or a lazy Sunday picnic, this outdoor space is your personal slice of paradise.

Families, listen up: you're just a short stroll from Albany Highway's cafe & foodie scene, close to Aqualife Centre for weekend swims, minutes from the CBD, Curtin Uni, and the Swan River. And with public transport at your doorstep, school runs and commutes just got a whole lot easier!

The Home & What We Love?!

- * Year Built: 1960, Block Size: 608m2, Zoning: R40
- * 4 Bedrooms, 2 Bathrooms with Separate Living and Dining area on Ground level
- * A large elevated open plan living area with a wet bar & large balcony overlooking the city on the upper level
- * High ornate ceilings in the original home
- * Feature cornices
- * Colonial skirtings
- * Security screens to all doors and windows at ground level
- * Split system air conditioners
- * Elegant character elevation
- * Drive through access through the roller door
- * Large established lawns and gardens

Outgoings:

- * Council rates: app. \$1,722.11 (FY 24/25)
- * Water rates: app. \$1,104.67 (FY 23/24)



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This home isn't just a place to live - it's where your family's best memories will be made. So, what are you waiting for? Call or text listing agent, Edward Lim on 0408 929 655 and come fall in love with 35 Oats Street...

** 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. **

More About this Property

Property ID	5G27FFB
Property Type	House
Land Area	608 m2
Including	Air Conditioning Toilets (2) Balcony Close to Schools Close to Shops Close to Transport

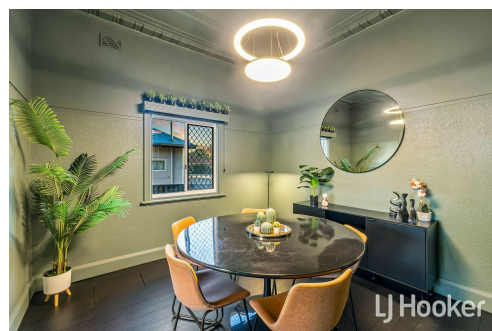
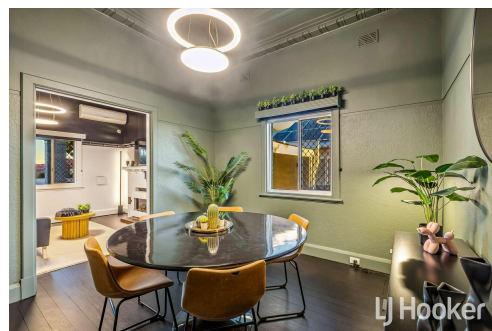
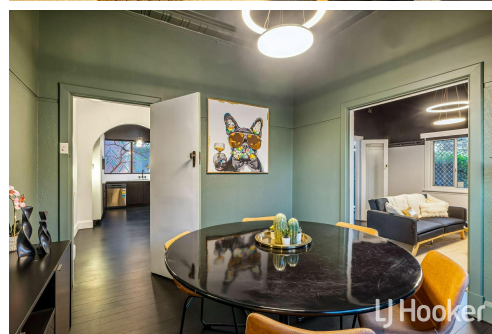
Edward Lim 0408 929 655

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

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288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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