



East Victoria Park, 39 Hampshire Street

TIGHTLY HELD!

4 2 2

Proudly presented by Edward Lim...

Discover 39 Hampshire, a remarkable standalone brick and tile home that offers 4 bedrooms, 2 bathrooms, and an expansive open-plan kitchen, living, and dining area. The massive backyard is sure to impress!

As you enter, you'll be welcomed into a sunlit open-plan living space adorned with sleek wooden flooring. The heart of the home features a large, modern kitchen, complete with plentiful cupboards, generous bench space, and top-of-the-line appliances, ensuring ample storage and convenience.

The home includes four spacious bedrooms, including a master retreat at the rear. This private sanctuary boasts a walk-in robe and a newly renovated ensuite. A well-appointed common bathroom caters to the remaining bedrooms and guests, ensuring comfort

For Sale

**LOW \$1M's ++

View

ljhooker.com.au/5F5UFFB

Contact

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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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throughout.

Step outside to a colossal undercover alfresco area, perfect for both relaxation and entertaining. This outdoor haven is designed to become your favorite spot. The backyard is a fully fenced, well-established oasis ideal for unwinding, reading, or enjoying the afternoon sun.

Don't miss the powered shed in the backyard, currently set up as a workshop but brimming with potential. With air conditioning installed, it could easily transform into a granny flat, home gym, music studio, office, or games room-your imagination is the only limit!

Enjoy the ease of living with convenient access to a variety of local amenities. Whether you're strolling to your favourite cafe, picking up a takeaway, or exploring nearby restaurants, bars, shops, fitness centers, parks, weekend farmers' markets, and the picturesque Swan River, everything you need is within reach.

The Home & What We Love?!

- * Year Built: 1989 | Green Title Block Size: App. 430m2, Build Up Area: 120m2
- * 4 bedrooms, 2 bathroom & 1 Powered Shed (3 phase power)
- * Security alarm system
- * Ducted reverse cycle air conditioning system throughout
- * Solar hot water system
- * Seamless indoor-outdoor living
- * NBN FTTP (the better one)
- * Near new color bond fencing throughout
- * Side access (potential for caravan parking)
- * Estimated rental \$850-\$870/week

Outgoings:

- * Council Rates: app. \$2,378.15 (FY24-25)
- * Water Rates: app. \$1,251.65 (FY23-24)

* 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	5F5UFFB
Property Type	House
House Size	120 m ²
Land Area	430 m ²
Including	Air Conditioning Toilets (2) Outdoor Entertaining Security System

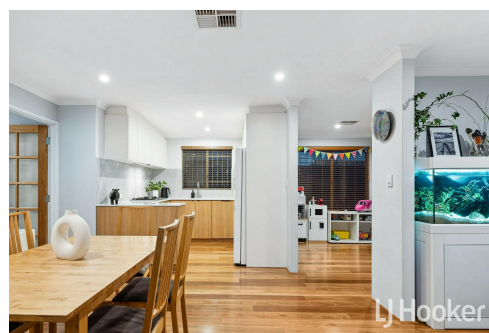
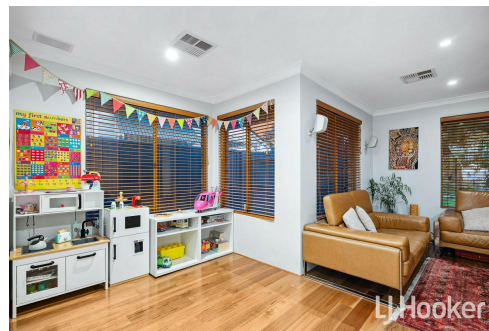
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