

East Victoria Park, 44 Hubert Street

HEAD OVER HEELS!

Proudly Presented by Edward Lim.

Step into the enchanting realm of 44 Hubert, where a beautifully preserved 1920's character home, artfully updated is ready to capture your heart!

As you enter through the yellow lead light front door, you will be greeted by all the charm of yesteryear with lofty ornate ceilings, picture rails, solid jarrah floorboards and an original working fireplace.

You'll find two spacious, freshly painted light filled bedrooms at the front of the house, with the master bedroom featuring a new built-in wardrobe. As you wander further through the home, you'll find the third bedroom with high ceilings and timber floorboards, there's also a separate study providing a serene retreat



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.



For Sale

Please Call

View

ljhooker.com.au/5DUUFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

at the rear.

The open plan kitchen features warm wooden countertops, ceramic country style sink, a spacious 900mm freestanding cooker with a built-in oven, dishwasher and an abundance of cupboard space. A breakfast bar overlooking the stunning gardens adds additional dining options for the open-plan kitchen/dining area.

Outdoor living is embraced as you enter the back garden through the French doors leading off the dining room to the bespoke undercover alfresco area. This haven features stunning raised garden beds, timber decking, stone paving and complete security and privacy from the outside world, an absolute secluded gem, that can be enjoyed all year round.

The main bathroom is tastefully renovated and boasts a deep freestanding bathtub. The laundry and second bathroom are shining examples of practicality and elegance with contemporary features.

The tuck-pointed front veranda offers a second outdoor seating option, overlooking the lush green lawns, pretty garden beds and picket fence.

Location wise, you're moments away from the vibrant array of cafes, restaurants, bars, shops and public transport that Victoria Park has to offer.

Other features include...

- * Year Built: 1922 | Strata Block Size: 319m² with Build Up Area: app. 137m²
- * Evaporative ducted cooling throughout, with additional reverse cycle in both living spaces & master bedroom
- * Lock up brick shed
- * Fully reticulated gardens
- * Off street 2 bay parking
- * NBN ready (FTTP), perfect for both leisure and business use
- * Estimated rental \$780 - \$800/week, more than a home, it's a smart investment!

Outgoings:

- * Council Rates: app. \$1,831.95 (FY 2023 - 2024)
- * Water Rates: app. \$1,164.46 (FY 2022 - 2023)
- * Common Insurance: app. \$1,051.92/annum

Homes like this are few and far between. To start your love story with this charming abode, 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. **



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More About this Property

Property ID	5DUUFFB
Property Type	House
Land Area	319 m ²
Including	Toilets (2) Courtyard Deck Outdoor Entertaining Floorboards

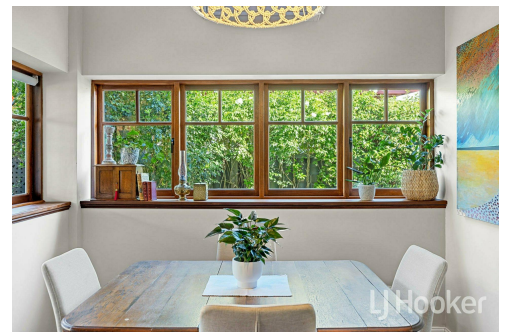
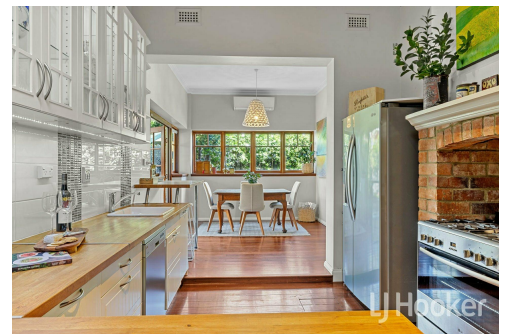
Edward Lim

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

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288 Albany Highway, VICTORIA PARK WA 6100

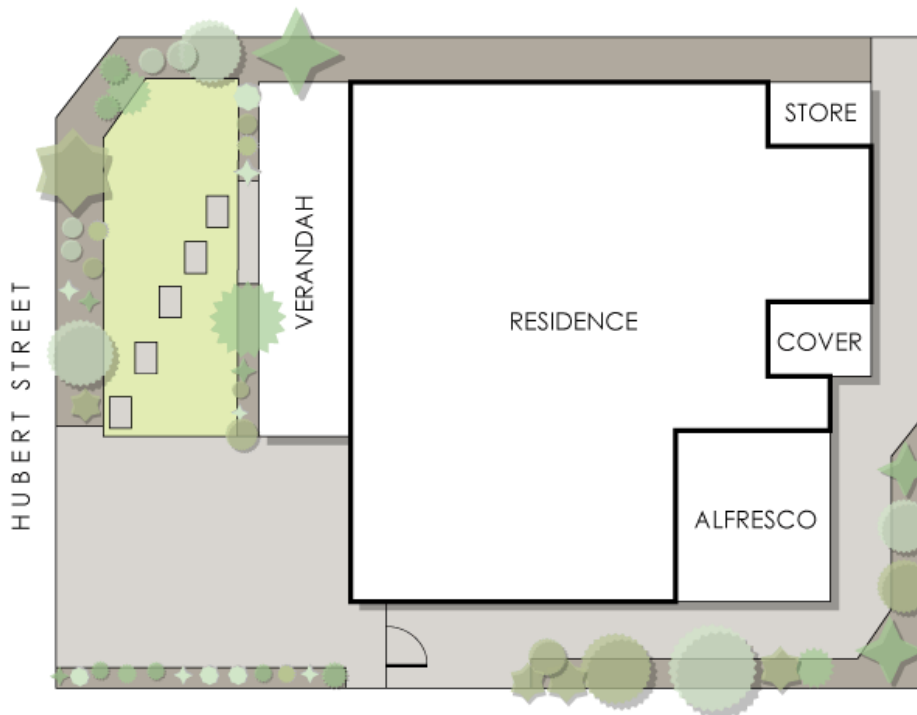
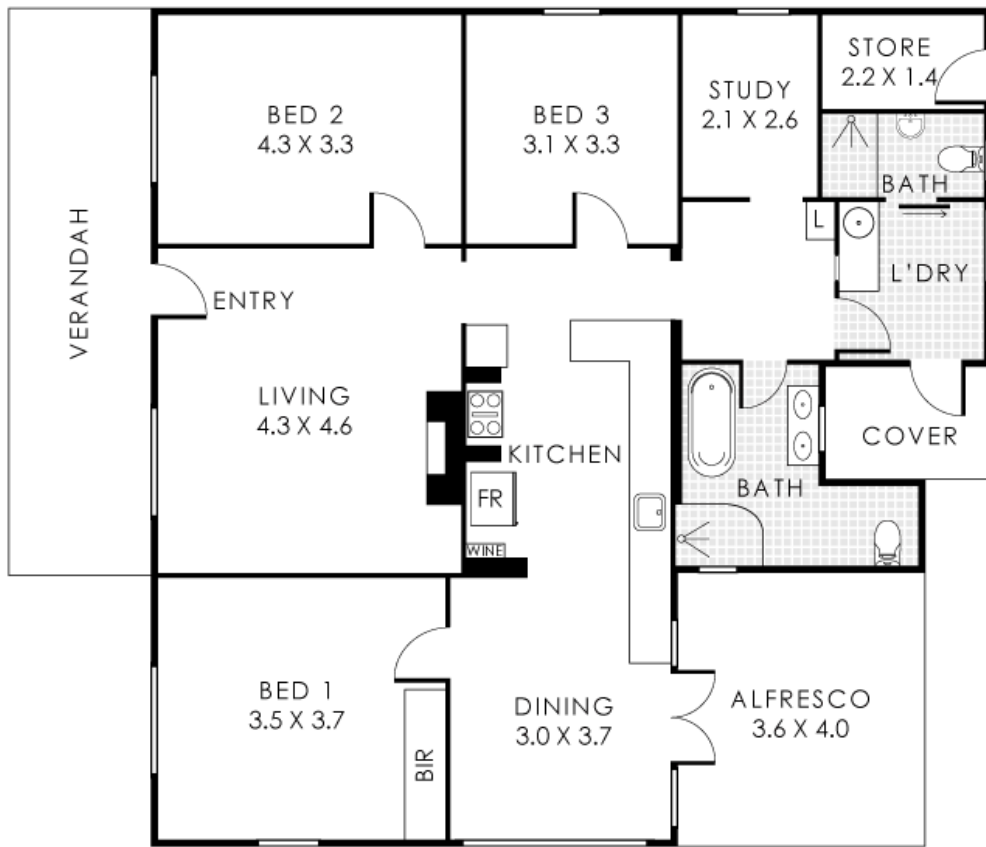
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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LJ Hooker



44 Hubert Street, East Victoria Park

Residence 113m² | Alfresco 14m² | Verandah 16m² | Store 3m²

Total Area 146m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has
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Information is provided for general information only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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