



East Victoria Park, 45 Pinedale Street

ENDLESS POSSIBILITIES!

** To access more information regarding the property & to make an online offer, kindly go to <https://prop.ps/l/0sL0aqQn2o7s> **

Proudly presented by Edward Lim

Step into a world of limitless potential! Situated on a generous 696m² corner green titled land in the vibrant heart of East Victoria Park, discover the gem you've been dreaming of, 45 Pinedale!

Picture the canvas of your dreams waiting for your creative touch: whether it's land banking, a dazzling renovation, an expansive extension, or building the ultimate dream home from scratch, this is your playground where imagination knows no bounds, set in an enviable location.



For Sale
Please Call

View
ljhooker.com.au/5EQ2FFB

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



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**

Step into the charming 1958 home where sunlight dances across polished jarrah floorboards and high ceilings create an airy, welcoming ambiance. Enjoy two spacious bedrooms, a cosy front lounge, and a vast backyard perfect for endless possibilities.

Convenience is king here, with a leisurely stroll to the vibrant East Vic Park cafe strip, offering a tantalising array of culinary delights. When adventure calls, seamless access to public transport ensures effortless journeys to the bustling city or the esteemed Curtin University.

The Property & What We Love?!

- * Exceptional Location & Lifestyle!
- * Block Size: 696m², Living Area: App. 71m²
- * Spacious & Well Proportioned
- * Single Garage
- * Front porch
- * Large lounge room with split system reverse air conditioning and fire-place
- * Generous sized master bedroom
- * Bathroom with vanity and shower/bathtub
- * Linen storage cupboard
- * Kitchen with gas cooktop, storage cupboards and dining/meals area
- * Laundry with WC
- * Large backyard
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Rental estimate: \$580 - \$600/wk, not bad, right?!

Outgoings:

- * Council Rates: app. \$1,455.53 (FY 23/24)
- * Water Rates: app. \$861.57 (FY 22/23)

Sure, the existing home is sold "as is", but that's where the fun begins. Opportunities like this are rare, inviting you to seize the moment and make your mark. You're in the driver's seat of your property adventure. Currently tenanted by reliable occupants for \$470/wk until 30/04/2025.

Don't hesitate, take the leap and claim 45 Pinedale as your own slice of paradise. This won't last! Reach out to listing agent Edward Lim at 0408 929 655, and let the adventure begin!

** 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. **



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More About this Property

Property ID	5EQ2FFB
Property Type	House
Land Area	696 m ²
Including	Air Conditioning Toilets (1) Floorboards

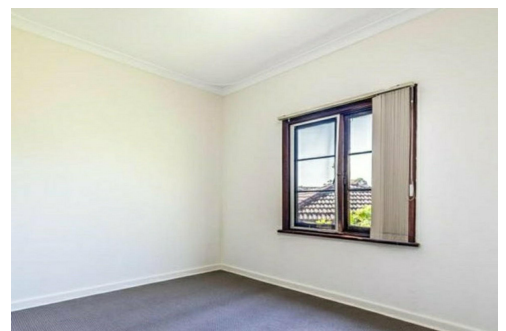
Edward Lim 0408 929 655

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

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