



50A Kent Street, East Victoria Park

Inner city living

Enjoy the best of East Victoria Park right at your doorstep. Positioned within a highly connected inner-city pocket, 50A Kent Street offers easy access to the vibrant Albany Highway café and dining strip, shopping, parks, public transport and everyday amenities. With Curtin University, Bentley, Burswood and the Perth CBD all within easy reach, this is a location that combines lifestyle and convenience with excellent connectivity.

But if you do commute to the city for work you will find local bus routes just out front of your door step, you will find that ease and time in transit won't be any longer than it has to.

The main bedroom is located downstairs and has a big WIR, with ensuite attached and a shower that could fit a plethora in there. The kitchen / living and dining area is all open plan and the bench space lends itself for huge meal prep and bench seating for those quick breakfasts' you have in the morning rush. A chef style oven will allow you to have multiple things on the burn without burning them.

Property Features:

- Wooden venetian blinds
- Under stair storage
- Tiled downstairs

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
From \$1,050,000

VIEW
By Appointment

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- Activity / study area upstairs
- Great sized bedrooms
- BIR's in bedrooms 3 and 4
- WIR in bedroom 2
- Walking distance to Ursula Frayne Catholic College and Kent Street Senior High School
- Afresco area
- Midea split system R/C AC located in the kitchen / dining area
- Ceiling fans located in the activity area, upstairs bedroom and dining area

Location Features;

- " Easy access to Albany Highway, renowned for its extensive selection of cafés, restaurants, bars, retail and everyday services
- " Hawaiian's Park Centre nearby, offering Coles, Kmart, specialty stores and cafés
- Excellent public transport options, with high-frequency bus services and nearby Carlisle and Oats Street train stations providing convenient connections towards Perth CBD and surrounding areas
- Close to John Macmillan Park, providing local green space, playground facilities and recreational opportunities
- Convenient access to Curtin University and Bentley, making the area particularly appealing to students, academics and professionals
- Close to Perth CBD, with East Victoria Park offering a convenient inner-city lifestyle while retaining a strong residential character
- " Excellent café and dining culture, with a wide range of established venues along Albany Highway, including The Imp Cafe, D#x192; Æ'Ã†'Ãƒâ €'´me Café - East Victoria Park and Sebastian's Italian Cafe
- Recreation and leisure facilities nearby, including local parks, cycling routes and the Town of Victoria Park's leisure facilities
- Strong connectivity to major employment and education precincts, including the Perth CBD, Curtin University, Bentley Technology Park and Burswood

If you would like more information please contact Daniel on 0422 293 871 today.

Important* Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.

MORE DETAILS

Property ID	13ATHVX
Property Type	House
House Size	161 m2
Land Area	200 m2
Including	Toilets (3) Built-in-Robes

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Director, Licensee and Auctioneer |
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