



East Victoria Park, 53A Westminster Street

LOVE WHERE YOU LIVE!

4 2 2

** To inspect the property, meet the agent at the front door on Nurse Lane**

Proudly presented by Edward Lim...

Shhh... can you keep a secret? Because tucked away just off Westminster Street, behind its own private frontage on charming Nurse Lane, lies a hidden gem that's just waiting to be discovered! Sleek, stylish, and double-brick strong, this 2008-built beauty is the ultimate lock-and-leave sanctuary for anyone craving comfort, convenience, and a touch of city magic. Meet 53A Westminster Street!

Step inside and you'll instantly feel it - that feeling. The formal lounge greets you like a warm hug, the kind of space that invites you to kick off your shoes, sink into the couch, and let the day melt away. Whether it's a cosy night in or a bubbly catch-up with friends, this is your happy place.



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
****UNDER OFFER!!**

View
ljhooker.com.au/5FYWFFB

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

And then, just when you think it can't get better...it does. The heart of the home opens up into a breezy, open-plan kitchen, dining, and living zone that simply sings with possibility. Hosting a dinner party? Easy. Whipping up a lazy Sunday brunch? Even easier. With elegant wooden floors underfoot and a modern kitchen that sparkles with style (and yes, there's a dishwasher - because no one dreams about doing dishes), every moment here feels a little more fabulous.

Slide open the doors and step out to your private courtyard - a low-maintenance slice of sunshine where morning coffees taste better, lazy afternoons stretch a little longer, and weekend BBQs become a regular tradition. And just to top it off, there's even a tranquil water fountain gently bubbling away, setting the mood with its soothing soundtrack. Pure bliss.

The four bedrooms are generously sized, with built-in robes in bedrooms 3 and 4, and a dreamy walk-in robe in the master suite. Positioned perfectly at the front of the home, the master is your personal retreat complete with a sleek ensuite - because a little luxury should be part of everyday life. A second bathroom ensures guests and family are well taken care of too.

Parking? Sorted, with a double lock-up garage plus an extra storeroom for all your bits and pieces. And the location? Absolutely unbeatable. Park Centre, cafes, shops, and all your daily must-haves are just a stroll away. The buzzing Albany Highway cafe and restaurant strip is right at your fingertips, while the city and river are only minutes away. Add in public transport close by and you've got the perfect mix of lifestyle and practicality.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 2008
- * Survey Strata Block Size: 320m2 with Build Up Area: 153m2
- * Seriously spacious & well-proportioned throughout
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental: \$1,110.00 per week

Outgoings:

- * Council rates: app. \$2,405.49 (FY 24-25)
- * Water rates: app. \$1,261.43 (FY 23-24)

But here's the catch - homes like this don't stay secret for long. So if you're ready to fall in love with your next chapter, don't wait! Call or text listing agent, Edward Lim on 0408 929 655 and make it yours before someone else does.

** 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	5FYWFFB
Property Type	House
Land Area	320 m2
Including	Ensuite Toilets (2) Courtyard Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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