

## East Victoria Park, 71A Beatty Avenue

OH SO SPECIAL!

\*\* 1st Inspection Sat, 11/1/25

Proudly presented by Edward Lim...

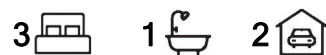
Say hello to your perfect escape! Street front, serene, well-maintained complex, this hidden gem is more than just a home - it's your personal haven. Picture yourself starting the day with coffee in your private courtyard or winding down in peaceful bliss. It's your slice of paradise!

Whether you're a first-time buyer, a savvy investor, or looking to downsize into easy, carefree living, this beauty has it all.

Be greeted by a spacious formal living area that flows effortlessly into a bright, open-plan kitchen and dining space. Stylish and functional, the kitchen boasts modern appliances



**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**  
OFFERS Over \$575 K ++

**View**  
Sat 11th Jan @ 11:30AM - 12:00PM

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

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

and hassle-free flooring, making meal prep a breeze. Need a touch of practicality? The laundry comes with its own charming drying courtyard!

Unwind in one of three spacious bedrooms. The master bedroom is generously sized and features a built-in robe - your personal retreat. The common bathroom includes both a bathtub and a separate shower, perfect for relaxation or quick getaways.

Step into your low-maintenance, fully paved courtyard - ideal for BBQs, morning yoga, or soaking in the fresh air. Need extra storage? The outdoor storeroom has you covered for all your tools and essentials.

Convenience is key, and this home delivers! Just 15 minutes to the City and Curtin University, 5 minutes to Kent Street Senior High School, and within walking distance to East Victoria Park Primary, Park Centre, cafes, restaurants, Leisurelife, Aqualife, South Metro TAFE, and public transport (including the shiny new Carlisle train station). Living here is effortless!

The Home & What We Love?!

- \* Exceptionally Located!
- \* Year Built: 1991 | Strata Title
- \* Block Size: 234m2 with Total Build Up Area: 110m2
- \* Spacious & well-proportioned throughout
- \* Low-maintenance garden beds
- \* 5kW Solar Panel
- \* Renovated kitchen & bathroom
- \* North facing, low maintenance front yard (paved with travertine stone)
- \* NBN (FTTP, the better one)
- \* Easy access to nearby public transport
- \* Private, Low Maintenance & Secure
- \* Estimated Rental: \$700 - 730/wk

Outgoings:

- \* Council: app. \$1,913.46 (FY24-25)
- \* Water: app. \$1,206.84 (FY23-24)
- \* Strata Levies: app. \$454.38/q (which includes Admin: \$423.13/q & Reserve: \$31.25/q)

This East Vic Park treasure won't last long. Contact Edward Lim on 0408 929 655 today and make your dream lifestyle a reality!

\*\* 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	5FJMFFB
Property Type	House
Including	Toilets (1)

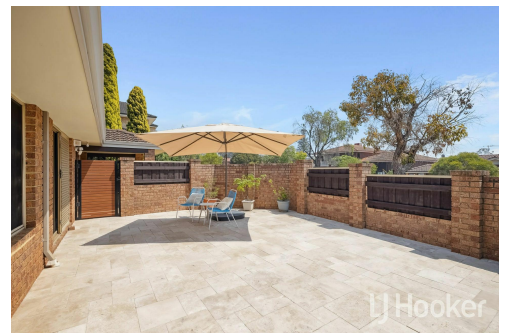
**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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