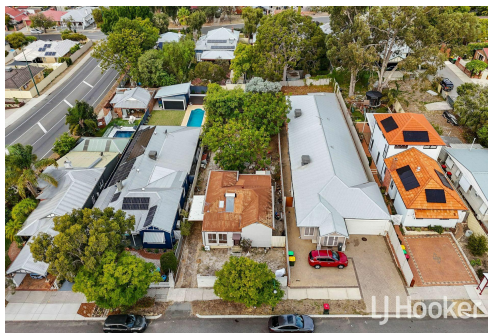
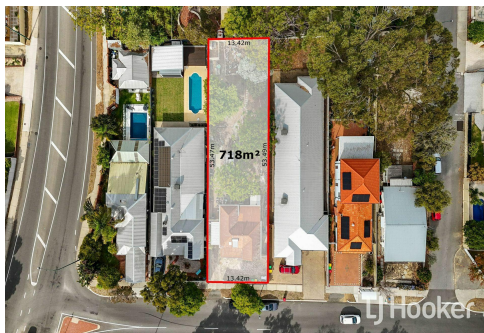




East Victoria Park, 74 Sussex Street

UR ADVENTURE STARTS RIGHT HERE!

Get ready, dream chasers - because this isn't just a property, it's a golden opportunity wrapped in character and bursting with future potential!

Say hello to 74 Sussex Street, a charming original 1920s gem sitting proudly on a massive 718m² full block, zoned R20 and brimming with possibilities. This is the kind of place that gets your imagination firing and your heart racing!

Inside, you'll find a classic two-bedroom, one-bathroom home just waiting to be revived. Sure, it's a fixer-upper - but that's where the fun (and value!) begins. Out the back? Oh, the space! Picture kids and pets running wild in the huge backyard, future BBQs with friends, veggie gardens galore, and yes - even room to add that sparkling pool you've always dreamed of. This is the kind of block that gives you options - and lots of them.

Whether you're planning to renovate, rebuild, or completely transform the space into your



For Sale
Please Call

View
ljhooker.com.au/5G1XFFB

Contact
Diane Sheppard
0420 216 066
diane.sheppard@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.

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forever family home, this property gives you the freedom to dream big. Create a sanctuary for your growing crew, complete with a big backyard playground, alfresco dining area, or even a detached studio or granny flat. The canvas is yours to shape.

And the location? Absolute perfection. Tucked into the heart of East Victoria Park, you're just steps from the buzzing Albany Highway cafe and dining strip, around the corner from Park Centre, local shops, schools, and everyday conveniences. Swan River is minutes away, the Perth CBD is within easy reach, and public transport options make commuting a breeze.

Yes, the home is being sold "as is"... but that's where the magic begins. This is your moment to roll up your sleeves, dive in, and create something spectacular. So, whether you're a savvy developer, future city farmer, or a growing family ready to build your dream, 74 Sussex Street is the kind of property that comes along once in a blue moon. It's full of charm, loaded with land, and ready for your vision.

And that's not the end of the story...

- * Year Built: 1922 | Green Title Block Size: 718m2 with Build Up Area: app. 91m2
- * Exceptional Location with Amazing Lifestyle!
- * Zoned R20
- * 2 bedrooms, 1 bathroom character home
- * Spacious & well-proportioned living spaces for comfortable living
- * To be sold 'as is' basis

Outgoings:

- * Council rates: app. \$1,568.92 (FY 24-25)
- * Water rates: app. \$916.13 (FY 23-24)

Don't let this one slip away! The adventure starts right here!

** 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. **

More About this Property

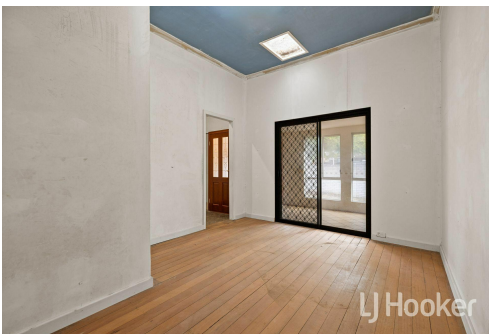
Property ID	5G1XFFB
Property Type	House
Land Area	718 m2

Diane Sheppard 0420 216 066
Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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