

East Victoria Park, 74 Sussex Street

UR ADVENTURE STARTS RIGHT HERE!

**** 1st Open Home Sat, 31/5/2025 ****

Proudly presented by Edward Lim

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,

2 1 2

For Sale
Please Call

View
ljhooker.com.au/5G1XFFB

Contact
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(08) 9473 7777

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 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 - call or text listing agent, Edward Lim today on 0408 929 655 and take the first step toward your future family haven. 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. **



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More About this Property

Property ID	5G1XFFB
Property Type	House
Land Area	718 m2

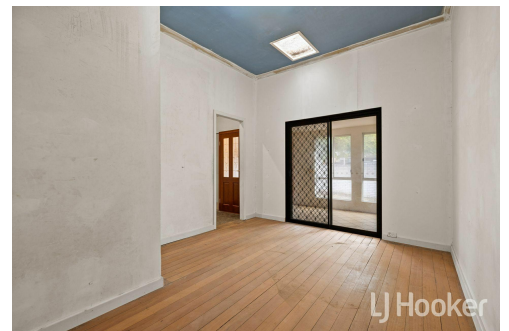
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