



East Victoria Park, 91A Canterbury Terrace

THIS IS THE ONE!

Proudly Presented by Edward Lim

Hidden away from the street, this gem of a home will surprise and delight you at every turn! Built in 2014 and packed with top-tier finishes, this stunning 4-bedroom, 2-bathroom (with a study & a theatre) residence is in pristine, as new condition and boasts a massive 285m² of build up area. Sitting on a sprawling 581m² green-title block, the clever design and flexible floor plan offer a living experience that's truly second to none.

Step inside, and you'll be greeted by a sleek, contemporary interior, with every inch thoughtfully crafted to impress. From the luxurious porcelain flooring to the soaring ceilings, this home oozes sophistication and style.

Let's talk about the features that'll make you swoon! If you're working from home or just



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For Sale

**U/OFFER | FROM \$1.5M ++

View

ljhooker.com.au/5FSDFFB

Contact

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

need a quiet retreat, the spacious study/home office is ready for action - and with the flexibility to become a 5th bedroom if needed! Need even more space? The light-filled formal lounge (currently doubling as a home theatre) is the place for movie nights! Picture this: cosying up with the family, snacks in hand, for a movie marathon in your very own cinematic haven.

And then there's the heart of the home - the kitchen! It's a showstopper, with endless benchtop space, modern appliances, window splash back, a walk-in pantry that's basically a second kitchen, and a breakfast bar for three! Whether you're cooking up a storm for the family, entertaining friends, or enjoying your morning coffee, this kitchen delivers it all with style.

Speaking of entertaining, the seamless flow between the open-plan living and the low-maintenance alfresco area creates the perfect indoor-outdoor experience. Finished with sleek outdoor blinds, this space is just waiting for you to unwind with a glass of wine or host your next BBQ bash!

The master suite is a sanctuary. Featuring a spacious walk-in robe and its own ensuite, it's everything you could want in a retreat. The other 3 bedrooms are generously sized and come with built-in robes, making this home ideal for growing families or anyone who loves room to breathe.

As if that wasn't enough, the home is equipped with all the modern essentials, including NBN (FTTP), ducted reverse-cycle air conditioning, and secure off-street parking with a double lock-up garage.

Location? Perfection. Just steps from the buzzing Albany Highway cafe and restaurant strip, and minutes to the Perth CBD and Swan River, you'll be at the heart of it all. With public transport at your doorstep, commuting is a breeze. Everything you need is right here!

The Property & What We Love?!

- * Year Built: 2014
- * Block Size: 581m², Build Up Area: App. 216m²
- * SUPERB Location with AWESOME Lifestyle!
- * PEACEFUL & WHISPER QUIET
- * 32+c High Ceilings throughout (except for Master bedroom)
- * Polished porcelain Spanish laser etched tiles
- * Modern Aluminium billet LED down lights throughout
- * Skirting boards
- * Built-in robes throughout
- * Actron 6 zone Ducted reverse cycle air conditioning system
- * Roof fully insulated with 75mm batts
- * Pyramis Sinks and High quality Grohe tapware
- * 5.2 kW Solar Panels
- * Solar hart with electric boost
- * Brand new solar hot water system
- * Sky light with electric blind
- * Automatic Tilt Door Double Garaging
- * Brand new attic space in the garage (powered)



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- * Brand new retractable electric awning
- * NBN Ready (FTTP)
- * Reticulated gardens
- * Alhua commercial grade security system with 4K cameras and digital tripwires
- * Regent profiled internal doors
- * Roller shutters
- * Trio designer profile cornices throughout
- * Seamless Indoor-Outdoor Living
- * Low Maintenance & Secure
- * Easy access to nearby public transport

Outgoings:

Council rates: app. \$2,651.51 (FY24-25)

Water rates: app. \$1,349.70 (FY 23-24)

Ready to be impressed? This home is everything you've dreamed of - and more. Call or text listing agent, Edward Lim on 0408 929 655 for more info or to schedule your inspection.

** 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.**

More About this Property

Property ID	5FSDFFB
Property Type	House
House Size	285 m2
Land Area	581 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Remote Garage Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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