

East Victoria Park, 98 Ashburton Street

REAL LIFE FAIRY TALE!

Proudly presented by Edward Lim...

Alright, let's cut to the chase - family homes like this are about as rare as a unicorn sighting. We're talking about 98 Ashburton!

This isn't just a house; it's a work of architectural wonder, custom-crafted by the local legends at Evolution Building Group. It's 'as new' and decked out with top-tier quality - a double-storey dream with 5 bedrooms, 2 bathrooms, a powder room, and even a theatre room, all sprawled over a generous 400m2 block that takes centre stage in the neighbourhood. With a whopping 357m2 of pure magnificence, this home defies convention and brings a whole new level of living to the table.



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For Sale

Please Call

View

ljhooker.com.au/5DARFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

As you glide through the oversized front door, you're welcomed by a grand entrance hall. High ceilings and premium jarrah wooden flooring throughout. Right by the entrance, there's a roomy, sunlit formal lounge that's presently doubling as a home theatre, perfect for those epic family movie nights. It's where you grab your popcorn and huddle up with your clan to enjoy old classics or the latest blockbusters.

A massive glass slider opens to a sunny courtyard, flooding both levels with natural light. This area seamlessly connects to the low-maintenance undercover outdoor entertaining space with the double height red brick feature wall to set the mood. It's fully fenced, sporting exposed aggregate concrete floors, and ready for fun, whether you have kids, pets, or friends over. And let's not forget the BBQ kitchen and pizza oven, it's a haven for outdoor cooking and entertaining.

Now, for the 'piece de resistance' - the chef's island kitchen. It is a masterpiece in itself! Caesarstone benchtops with waterfall feature (not one but both sides), soft-close cabinetry, sleek embedded LED lighting, an undermount sink, high-end appliances including 900mm induction cooktops, and electric ovens, it's all here. For more storage, there is also additional cupboard space under the staircase which forms the kitchen space. It's clear that no expense was spared in creating this entertainer's dream. Cooking up a storm, or entertaining friends, this kitchen can handle it all.

Head to the rear, and you'll find a butler's pantry, making food prep a breeze without messing up the main kitchen. The laundry is equally impressive with white cabinetry, ample storage, subway tiled splashbacks, and more stone benchtops. Did you spot the spacious walk-in pantry? That's right, it's got it all.

You're then greeted by a spacious open plan living, dining, and family area that's designed to impress. Not only with direct access to the trendy alfresco area, but it also features a built-in fireplace to create a wonderfully warm and inviting environment. There is also a stylish power room just for your guests!

Upstairs, the master bedroom boasts a huge luxurious walk-in robe and a fully-tiled ensuite bathroom with his and her vanities, custom cabinetry, a shower, and a built-in toilet. Four more good-sized bedrooms, three with built-in robes, share another bathroom and a separate toilet. And here's a delightful surprise - as you traverse the common walkway that connects these upstairs sanctuaries, you'll be treated to an enchanting view through a floor-to-ceiling glass panel. It's a splendid touch that provides a captivating glimpse of the outdoor alfresco area below. Nice, isn't it?

Stay comfy year-round with ducted reverse cycle air throughout. Parking is a breeze with a double carport and room for two more cars behind the automatic gate. But hold on, here's a real gem - an attic space discreetly nestled within the carport area. Storage concerns? No need to worry when you call this place home. Your storage needs are effortlessly met, ensuring that your belongings are neatly stashed away, leaving you with nothing but peace of mind.

Outside, there's both a front and side yard which have been beautifully



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maintained. Perfect place to just relax, to read or just kick back and catch some afternoon sunshine. And if you're a family with little ones, the possibilities are endless! You could turn this outdoor canvas into a playground with a trampoline for the kids, or perhaps, envision an above-ground pool glistening in the front yard, providing endless summer fun. The choice is yours; the outdoor space is your blank canvas for endless adventures!

Location-wise, it's a jackpot. You're a stone's throw from the vibrant Albany Highway cafe and restaurant strip, yet close to Perth CBD, Curtin University, and the Swan River. Everything you need is within walking distance, and commuting to the city is a breeze with public transport only footsteps away. Convenience at its best!

What We Love? Prepare to Be Amazed!

- * Exceptional Location with Amazing Lifestyle!
- * Whisper QUIET, so PRIVATE...
- * Year Built: 2016, Block Size: 400m2, Build Up Area: app. 357m2
- * 5 bedrooms, 2 bathrooms, 3 WCs, 1 Theatre
- * Double brick throughout
- * Automatic gate
- * Exposed concrete aggregate driveway and alfresco area
- * Fully reticulated
- * Intercom access plus external CCTV cameras
- * Ducted Panasonic air conditioning system (reverse cycle)
- * Premium jarrah timber flooring (including stairs)
- * 92mm skirting boards
- * High end tapware throughout
- * Modern glass stair balustrades
- * Butler's pantry
- * Outdoor BBQ kitchen and Pizza oven
- * Built-in fireplace in the family living area
- * 5.5kW solar panel system
- * Attic space in the carport area
- * Seamless indoor-outdoor living
- * Perfect lock & leave
- * East access to nearby public transport
- * Low maintenance & secure
- * Estimated rental of \$1,500/week

Outgoings:

- * Council Rates: app. \$2,695.72 (FY 2023/24)
- * Water Rates: app. \$1,406.87 (FY 2022/23)

With features and finishes that can't be adequately described with words, you need to see it to believe it. To find out more or arrange a viewing, contact Edward Lim on 0408 929 655. This is your chance to step into a real-life fairy tale!

** 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	5DARFFB
Property Type	House
House Size	357 m ²
Land Area	400 m ²
Including	Air Conditioning Toilets (3) Alarm Intercom Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

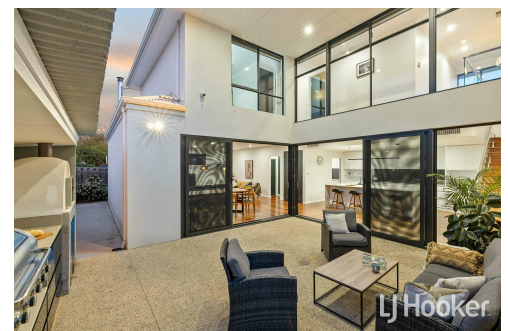
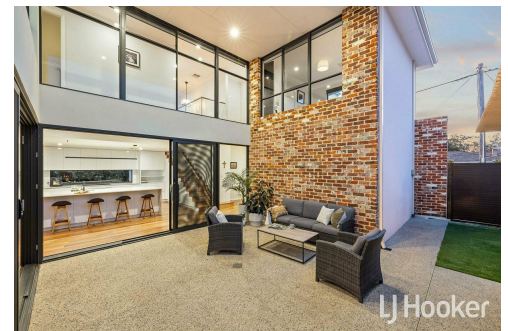
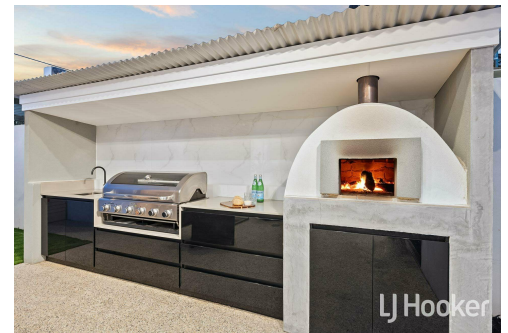
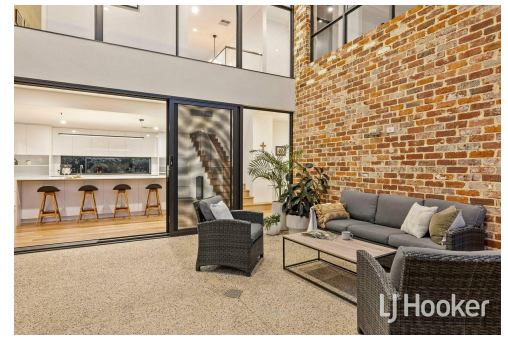
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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288 Albany Highway, VICTORIA PARK WA 6100

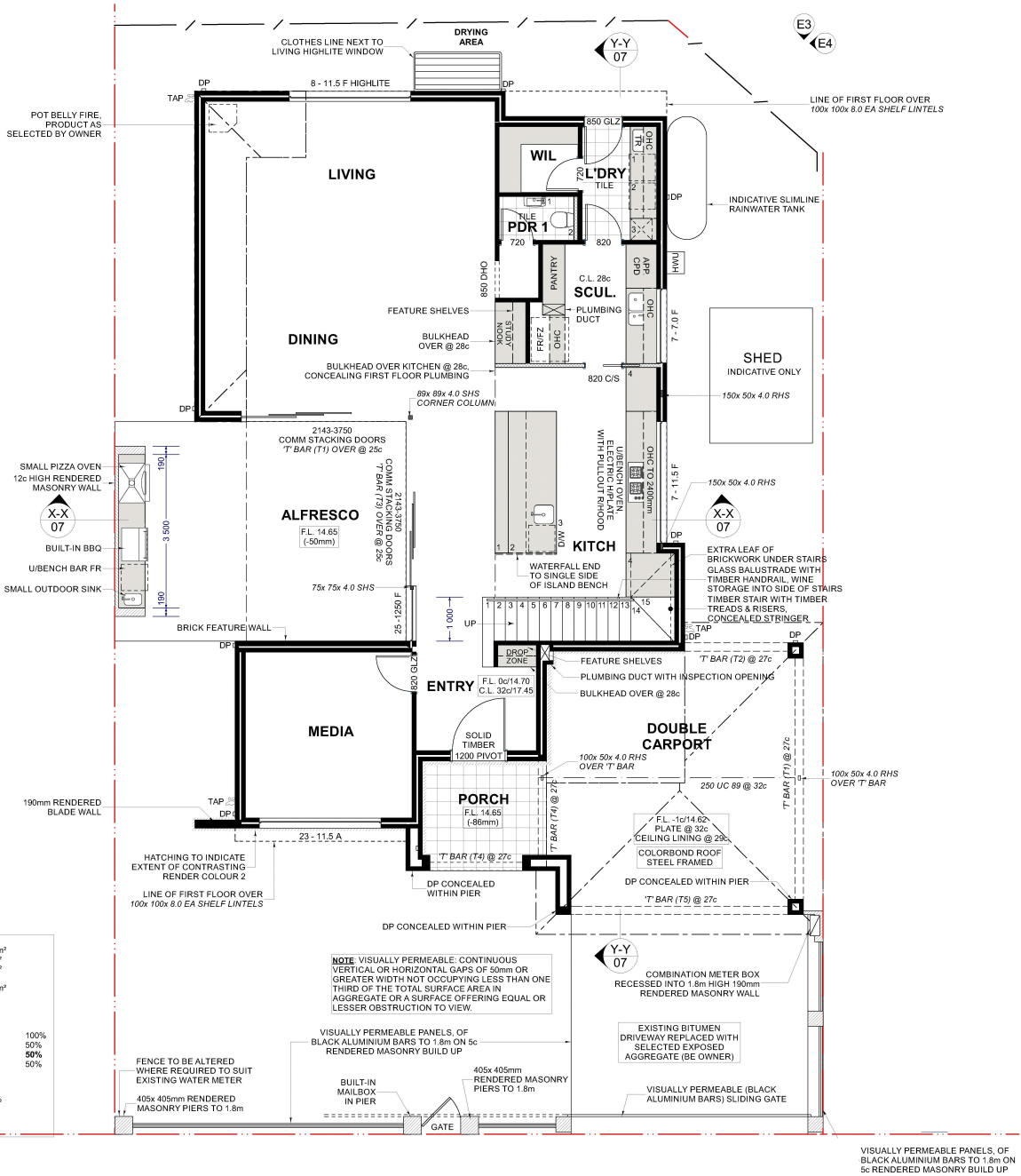
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GROUND FLOOR PLAN 1:100



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