



## East Victoria Park, 7/50 Basinghall Street

OVER 55's | UR NEXT CHAPTER BEGINS HERE!



**\*\*OPEN HOME CANCELLED!\*\***

Proudly presented by Edward Lim...

Welcome to 7/50 Basinghall Street, where life gets better with age - and planning ahead never looked so good! Whether you're ready to enjoy the golden years in style or you're a future-you kind of thinker (hello, early planners), this hidden treasure in a boutique over 55's complex is calling your name.

Nestled at the rear for ultimate privacy, this home is all about peace, potential, and oh yes...low-maintenance living. The courtyard? A sunny little slice of heaven. Perfect for lazy morning coffees, afternoon reads, or a cheeky glass of wine with friends.

Step inside and feel the good vibes flow - from the bright and welcoming front lounge to the



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**For Sale**

**\*\*UNDER OFFER!!**

**View**

[ljhooker.com.au/5FYSSFB](http://ljhooker.com.au/5FYSSFB)

**Contact**

**Edward Lim**

0408 929 655

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

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

open-plan kitchen and dining zone at the back, it's spacious, stylish, and oh-so-functional. Cooking here feels less like a chore and more like a hobby, with modern appliances and easy-care floors that keep life simple.

The three generous bedrooms offer all the comfort and storage you need, with built-in robes and a semi-ensuite off the master for that extra touch of privacy. And when it's laundry day? There's a dedicated space with access to a separate drying courtyard. Yep, someone thought of everything!

Love the outdoors but hate the upkeep? We got you. The rear courtyard is beautifully low-maintenance and perfect for BBQs, pottering with plants, or just soaking in the sunshine without lifting a finger.

There's also undercover parking (plus tandem space for guests or the second car), an outdoor storeroom for the extras, and best of all, you're just a short stroll from Coles, Kmart, Aldi, The Park Centre and your favourite cafes and bars. Why drive when you can walk to everything you need?

So whether you're downsizing without compromise or buying with an eye on the future, this home delivers lifestyle, location, and a whole lot of lovely.

The Home & What We Love?!

- \* Amazingly Positioned in a small complex of 9 residences
- \* Year Built: 1996 | Block Size: 191m<sup>2</sup> (with Living Space: 98m<sup>2</sup>, Storage: 5m<sup>2</sup> and Outdoor: 68m<sup>2</sup>)
- \* Seriously spacious & well-proportioned throughout
- \* Low-maintenance garden beds
- \* NBN (FTTP, the better one)
- \* Easy access to nearby public transport
- \* Private, Low Maintenance & Secure

Outgoings:

- \* Council Rates: app. \$1,940.80 (FY 24-25)
- \* Water Rates: app. \$1,085.81 (FY 23-24)
- \* Strata Levies: app. \$528.00/qtr

Don't wait around - homes like this don't stay secret for long! Call or text listing agent, Edward Lim on 0408 929 655 and come see why 7/50 Basinghall is where your next chapter begins.

\*\* 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

<b>Property ID</b>	5FYSFFB
<b>Property Type</b>	Retirement
<b>Land Area</b>	191 m2
<b>Including</b>	Toilets (1) Courtyard Built-in-Robes Close to Shops Close to Transport

**Edward Lim 0408 929 655**

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

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288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



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