



## East Victoria Park, 7/174 Carnarvon Street

Townhouse in Prime Location

3 2 2

Nestled independently from the rest of the strata, this stunning 3-bedroom, 2-bathroom townhouse offers its own street frontage and private access, providing both convenience and exclusivity in the heart of East Victoria Park

Enjoy the best of urban living, with the Aqualife Gym & Swimming Pool just a short stroll away and the Albany Highway café strip offering a vibrant selection of eateries, bars, and nightlife

\*\* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps//vc91KWP9B611>

Property Features:

Ground Floor:



**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.

**For Sale**  
From \$699,000

**View**  
[ljhooker.com.au/5FREFFB](http://ljhooker.com.au/5FREFFB)

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

- Situated in a exclusive, secure strata complex of only 8 (Built in 1999)
- Private gated front entrance which is fully enclosed with secure walling and remote-controlled access gate
- Single carport plus a large lockable storage room but parking for 2 cars inside behind secure gates, and plenty of parking outside the gates
- Expansive open-plan living, dining, and kitchen area with high ceilings throughout
- Split-system air conditioning and gas heating for year-round comfort
- Well-equipped kitchen with gas cooktop, electric oven, dishwasher, and ample storage
- Two spacious bedrooms, each with built-in robes and individual split-system air conditioning units
- Family bathroom with shower, bathtub, and single vanity
- Separate laundry room with glass door leading out onto drying area
- Convenient separate toilet

#### Upper Floor:

- Massive 50sqm master retreat with super high vaulted ceilings
- Walk-in robe and private ensuite with shower, vanity, and toilet
- This master bedroom has plenty of space to create a private lounge or study space, offering additional privacy for the parents
- Dedicated split-system air conditioning unit

#### Additional Features:

- Gas hot water system
- NBN FTTP (Fibre to the Premises) for fast internet
- High ceilings throughout enhancing space and light
- Private & secure —separate from the strata main complex
- Remote security gates for peace of mind

#### Location, Location, Location!

This home is perfectly positioned close to:

- Public transport & major access roads
- Shopping hubs including Westfield Carousel & Park Centre
- The scenic Swan River foreshore for morning and evening walks or cycle
- Burswood Casino & Optus Stadium for entertainment

This is a rare opportunity to own a secure, low-maintenance home in one of Perth's most sought-after suburb

Contact Diane or Michael today to arrange a viewing!

Council Rates PA: \$2,077.47

Water Rates PA: \$1,302.04

Strata admin PQ: \$861.00



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## More About this Property

|               |           |
|---------------|-----------|
| Property ID   | 5FREFFB   |
| Property Type | Townhouse |

**Diane Sheppard 0420 216 066**

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