



East Victoria Park, 37A Somerset Street

LOCATION, LIFESTYLE & STREET FRONT!

Proudly Presented by Fulton Borthwick

Just perfect for first home buyers, downsizers, or investors.

This 1996 solid brick and tile STREET FRONT villa is light, bright and boasts a very functional floorplan with TWO living areas and NO strata fees.

37A Somerset is ideally located just minutes from trains, buses, East Victoria Park Primary, Aqualife, the vibrant East Vic Park restaurant and café strip, Mineral Resources Park (the home of the West Coast Eagles) and major shopping centres - Hawaiian Park Centre, Central Victoria Park, Bentley Plaza, Aldi East Vic Park, Westfield Carousel. This exciting location is the near city base that will certainly tick many boxes for you.

Features Include:



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
Please Call

View
ljhooker.com.au/5G1RFFB

Contact
Fulton Borthwick
0481 194 439
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LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777

- * 3-bedroom, 2-bathroom
- * Two living areas
- * 1 carport with manual roller door
- * Solid double brick and tile construction built circa 1996
- * Tiled entry
- * Separate, carpeted lounge
- * Spacious meals area flowing off the kitchen.
- * Kitchen with pantry, Chef oven and gas cooktop
- * Laundry with access to rear
- * Family bathroom with bath
- * Master bedroom is carpeted with double built in robe, and ensuite
- * Separate WC
- * Linen cupboard
- * 2nd and 3rd bedrooms carpeted with built in robes.
- * Storeroom
- * Front security door
- * Roller door on carport-manual
- * Gas bayonet in lounge
- * Security grills on windows and sliders
- * Rheem gas hot water system
- * Easy care, fully paved rear courtyard
- * Land size: 250sqm
- * House size: 108sqm - (excluding store of 4sqm and carport of 17sqm)
- * Currently tenanted on fixed term lease @ \$650pw expiring 10/10/2025. Current rental appraisal is \$700pw-\$730pw

Outgoings:

- * Council Rates: \$1,968.13 (24/25FY)
- * Water Rates: \$1,229.47 (23/24 FY) | \$1,047.44 01/07/2024 to 30/04/2025
- * Strata Fees: Nil. Just contribution towards insurance-your share only \$456.75pa

This freestanding home is full of potential. Put your stamp on it and make it your own.

For benchmarking purposes, 37B Somerset Street sold for \$690,000 in July 2024.

Call Fulton on 0481 19 44 39 for additional information and inspection arrangements.

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.



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More About this Property

Property ID	5G1RFFB
Property Type	Villa
House Size	107 m2
Land Area	250 m2
Including	Ensuite Air Conditioning Courtyard Close to Schools Close to Shops Close to Transport

Fulton Borthwick 0481 194 439

Sales Consultant | fultonborthwick@ljhvicpark.com.au

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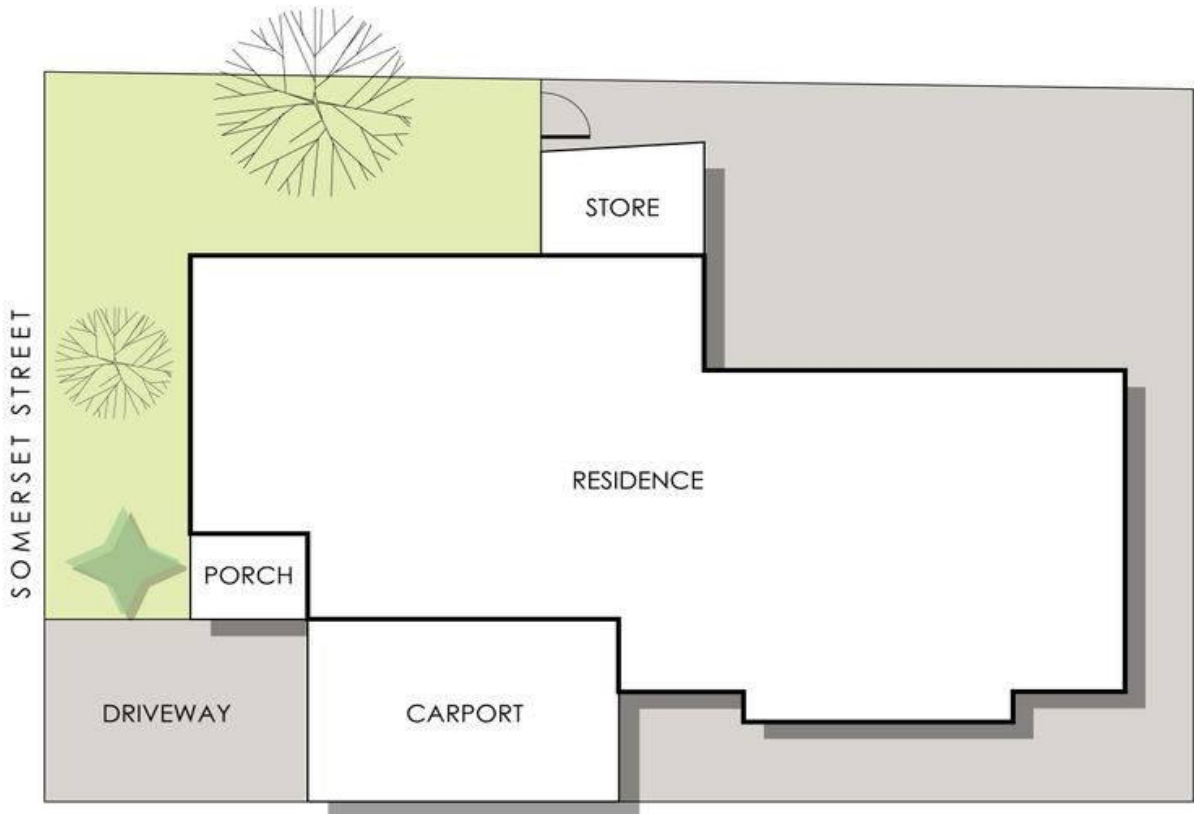
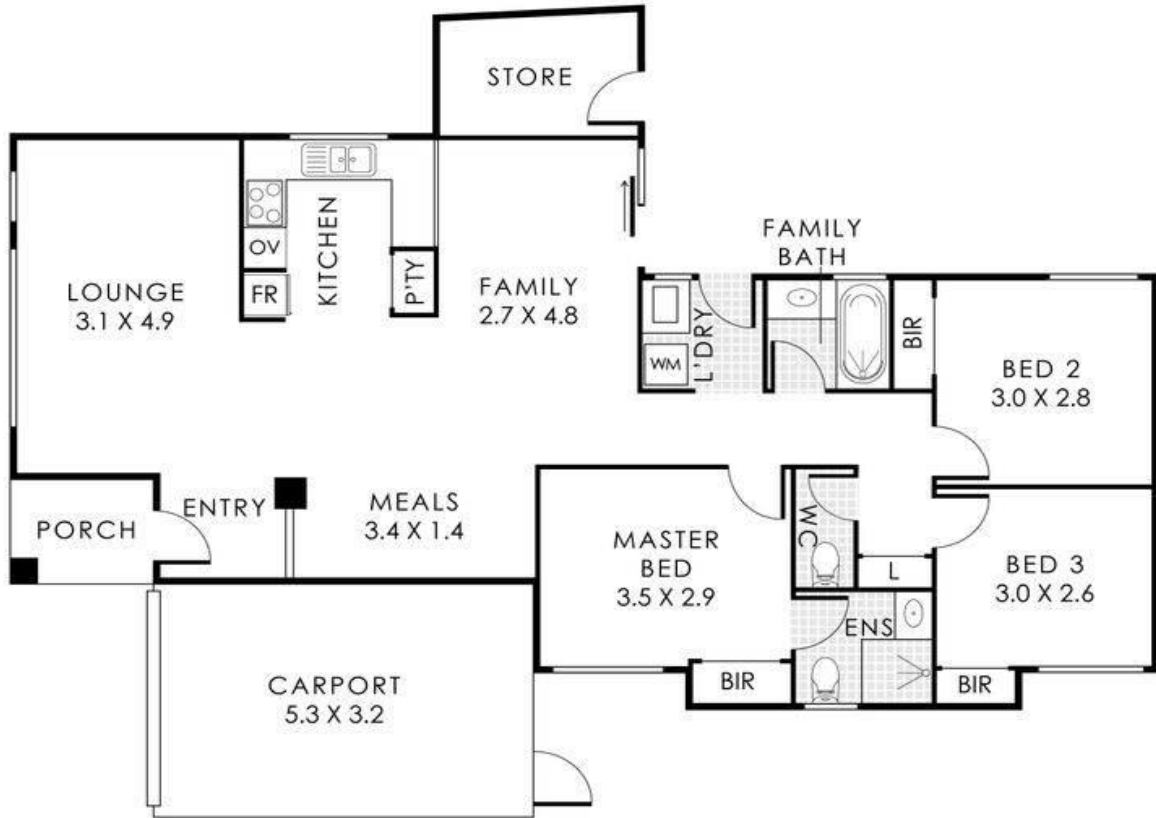
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Residence 108m² | Store 4m² | Carport 17m²
 Total Area 129m² | Total Lot Size 250m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.
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