



4/58 Carnarvon Street, East Victoria Park

Peaceful Secure Villa Living

Closing date for offers: 3 August 2026 (Unless sold prior)

Lovingly cared for by it's one and only owner since it was built in 1990, this beautifully maintained villa is ready for its next chapter.

Tucked away at the rear of a boutique complex of just four homes, it offers the perfect combination of privacy, low-maintenance living, and an unbeatable East Victoria Park lifestyle.

Whether you are looking to downsize without compromise, purchase your first home, or secure a smart investment in a highly sought-after location, this delightful residence is sure to impress.

Step inside to discover a open plan living and dining area that flows effortlessly into the spacious kitchen, complete with generous bench space, ample storage, a gas cooktop, and electric oven. Reverse-cycle air conditioning keeps the living area comfortable all year round.

Outside, you will fall in love with the tranquil undercover alfresco and beautifully established gardens - a true private oasis that is just perfect for relaxing with a morning coffee or indulging your green thumb.

- * Should you wish to make a non binding offer, please copy and

3 1 1

FOR SALE
From \$799,000

VIEW
Sat 25th Jul @ 11:00AM - 11:30AM

AGENTS
Diane Sheppard
0420 216 066
diane.sheppard@ljhvicpark.com.au

Michael Sheppard
0433 275 080
michael.sheppard@ljhvicpark.com.au

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

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<https://prop.ps/I/QrAYYNTpx5y1>

Property Features:

- Built in 1990 and proudly offered for sale by the original owner
- Well-maintained strata complex of only four villas
- Low strata levies
- Three good sized bedrooms
- Spacious bathroom featuring a bath, shower, vanity, and toilet
- Open plan lounge and dining area with reverse-cycle air conditioning
- Well-appointed kitchen with abundant bench space, excellent storage, gas cooktop, and electric oven
- Separate laundry with extensive built-in storage, plus washer and dryer included
- Beautiful covered alfresco overlooking established, easy-care gardens
- Large external storeroom
- Undercover carport conveniently positioned at your front door

LOCATION HIGHLIGHTS:

Positioned in one of East Victoria Park's most desirable pockets, you will enjoy exceptional convenience with everything you need close by.

- Minutes to Aqualife Recreation Centre with gym, pools and fitness facilities
- Close to the vibrant Albany Highway cafe and restaurant precinct
- Easy access to public transport and major arterial roads
- Nearby shopping at Park Centre and Westfield Carousel
- Enjoy leisurely walks or cycling along the picturesque Swan River foreshore
- Just a short drive to Crown Perth, Optus Stadium and the Burswood entertainment precinct

Offering peaceful surroundings, a fantastic layout, and an enviable lifestyle location, this charming villa presents an outstanding opportunity that won't last long.

Contact Diane or Michael today to arrange a viewing!

Council Rates PA: \$1,820.73

Water Rates PA: \$1,193.24

Strata admin PQ: \$457.60

MORE DETAILS

Property ID 5H24FFB
Property Type Villa

Diane Sheppard 0420 216 066

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Sales Consultant | michael.sheppard@ljhvicpark.com.au

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