



East Victoria Park, 5B Blair Athol Street

It's all about LOCATION LOCATION LOCATION!

**** HOME OPEN CANCELLED ****

This 3-bedroom, 1 bathroom STREET FRONT villa with NO STRATA FEES is just waiting for you!

Light, bright and nestled in a peaceful location, this home will be a perfect match if you are looking to downsize, wanting a lock up and leave lifestyle, a first home buyer wanting to get your foot in the door, or indeed a savvy investor.

Located in the high demand suburb of East Victoria Park, it really is all about location being in close proximity to the vibrant Vic Park café strip, restaurants, shopping centres - Hawaiian Park Centre, Victoria Park Central, Bentley Plaza, Westfield Carousel, Somerset Aquatic Centre, TAFE Campus, schools, Curtin University, the CBD, Crown Complex and Optus stadium, as well as public transport with the Oats Street train station just a short



For Sale
Please Call

View
ljhooker.com.au/5G1AFFB

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@ljhvicpark.com.au



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.

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(WA)
(08) 9473 7777**

walk away.

Key features and benefits include:

- * Double brick and tile construction. Built circa 1990
- * Spacious lounge with vinyl timber look flooring and Panasonic split system air conditioning
- * Kitchen with gas cooking, Chef oven and stainless-steel single bowl sink
- * Meals area
- * Master with semi-ensuite, walk in robes and vinyl timber look flooring.
- * 2nd and 3rd bedrooms with vinyl timber look flooring and double built in robes
- * Separate WC
- * Laundry
- * Linen cupboard
- * Single carport plus one hardstand open space parking
- * Storeroom
- * Vulcan Freeloader gas hot water system
- * Generous sized rear courtyard just waiting to be transformed into your own oasis
- * Security grills on all windows and sliders
- * Land area: 254sqm | House area: 90sqm

Outgoings:

- * Council Rates: \$1,831.45 (24/25FY)
- * Water Rates: \$1,172.88 (23/24 FY) | \$999.30 (01/07/2024 to 30/04/2025)
- * Strata Fees: Nil. Just insurance of \$1,037 pa.

Investors - please note that property is currently tenanted on periodical lease at \$495pw. Potential exists to increase lease to \$670pw - \$700pw - so plenty of upside to increase yield.

This is a rare opportunity to own a secure, low-maintenance home in one of Perth's most sought-after suburbs. Will not last!

Put 5B Blair Athol right at the top of your shopping list and call Fulton on 0481 19 44 39 for inspection arrangements.

*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	5G1AFFB
Property Type	Villa
House Size	90 m2
Land Area	254 m2
Including	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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