

Kensington, 31 Campbell Street

Under Offer with multiple offers!!

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Expressions of interest - closing date Tuesday 18 February @ 5pm
(If not sold prior)

For Sale
Expressions of Interest

View
ljhooker.com.au/5FQNFFB

Much loved and owned for the past 44 years, but the time has come to find a new family who will continue the love on this amazing family home

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

Situated on one of Kensington's most sought-after streets, this character-filled bungalow seamlessly blends old-world charm with modern convenience.

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

Originally built circa 1935, the home was thoughtfully extended in 1981 to include an additional family dining, lounge, bedroom, and bathroom/laundry room, offering a flexible layout that caters to the evolving needs of growing families.

This home retains exquisite period details, including leadlight windows and doors, Jarrah flooring, tuck-pointed brickwork, super-high ceilings, large moulded ceiling cornices,



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

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.

classic ceiling roses offering you timeless features that enhance its historic appeal.

Perfectly positioned within Kensington's "Golden Triangle", within both Kensington Primary and South Perth Primary School zones, this home provides an ideal setting to raise a family in a community-oriented neighborhood.

** 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//hjiJLP2HDRzi>

Key Features:

- Circa 1935 character brick home with a 1981 extension
- 506sqm green title block
- Back garden is approximately 180sqm (15m deep x 12m wide)
- Front garden is approximately 72sqm (6m deep x 12m wide) perfect for additional carbays
- 1 lockable and powered garage, plus tunnel parking for 3 cars
- Versatile layout: Multiple living areas that can be configured to suit the new families needs
- Spacious main bedroom with access to a private undercover front veranda-perfect for morning coffee or quiet reflection. This room has a ceiling fan for the hot summer days
- Elegant formal lounge featuring a fireplace, pressed ceilings, and built-in wooden bookshelves
- Bedrooms 2 and 3, both carpeted - one has a ceiling fan
- Country-style kitchen with solid Jarrah cabinetry, freestanding gas and cooktop stove

Two bathrooms:

Bathroom 1: Single hand basin, shower, and toilet

Bathroom 2: Laundry: Bath/shower, separate toilet, and space for washer and dryer

- Expansive open-plan family and dining area, complete with split-system air conditioning which flows through to passage. This room offers high beautiful raked ceilings and tiled flooring, built in storage and book shelves abundant
- Spacious 4th bedroom with garden views
- Alfresco dining area overlooking a lush tropical garden-perfect for entertaining or future enhancements such as a swimming pool
- Plenty of storage spaces/cupboards offered in this home

Prime Location:

- Easy access to Canning Highway
- Minutes from Perth CBD, Swan River, Crown Casino, and Optus Stadium
- Close proximity to South Perth Angelo Shopping Precinct and Victoria Park's vibrant café strip
- Walking distance to Kensington Primary School, also within the South Perth Primary catchment area, and very close to Como Secondary College, Penrhos College, and Wesley College
- Convenient access to public transport, Perth Airport, and key transport links



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This is a rare opportunity to own a beautifully preserved character home in a prime location. Don't miss your chance to experience the best of history's charm and modern family living in Kensington.

For more information or to arrange a viewing, contact us today!

Shire rates: \$2,315.31 PA

Water rates: \$1,228.06 PA

More About this Property

Property ID	5FQNFFB
Property Type	House
House Size	150 m2
Land Area	506 m2

Michael Sheppard 0433 275 080

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

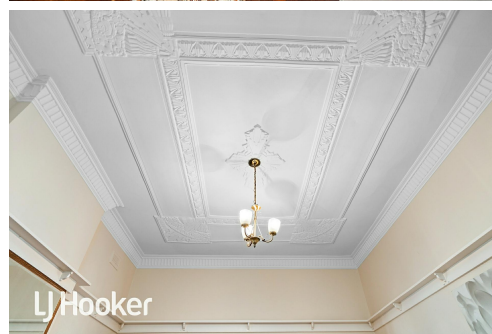
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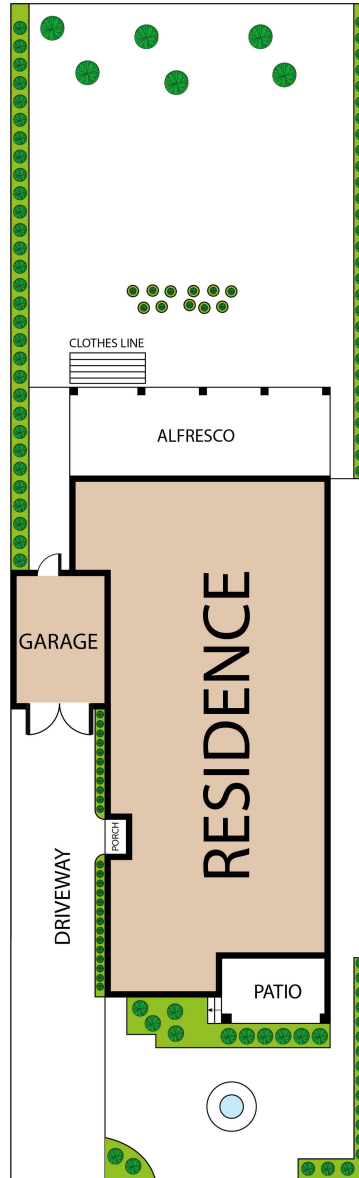
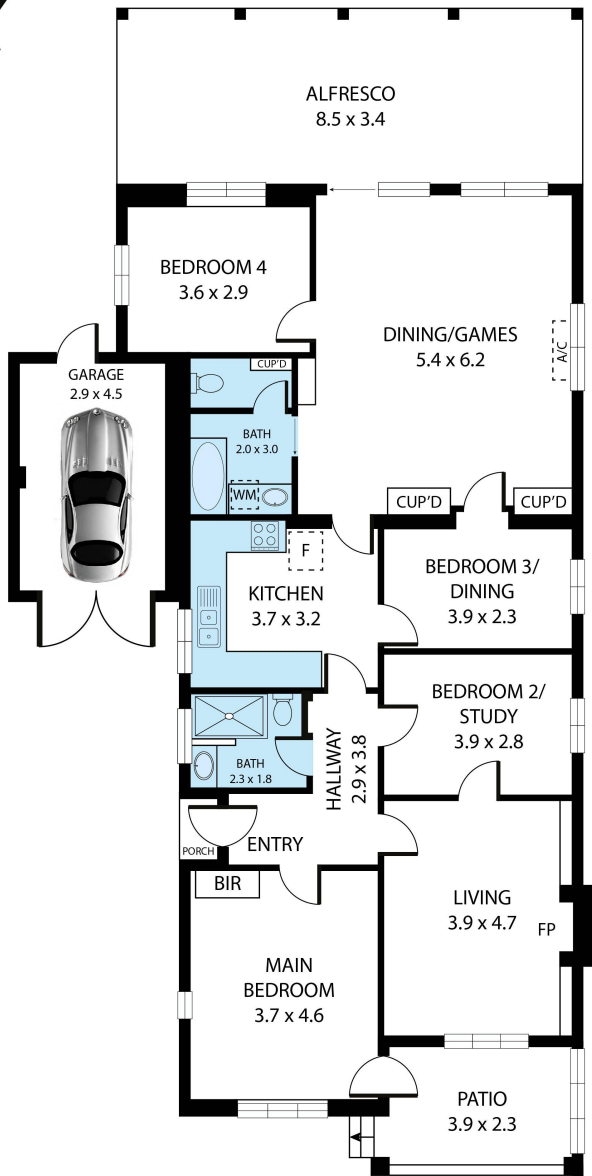
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31 Campbell Street, Kensington, WA, 6151

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILTS AREA	: 145m ²
ALFRESCO	: 35m ²
GARAGE	: 14m ²
PATIO	: 9m ²
TOTAL BUILTS AREA	: 203m ²