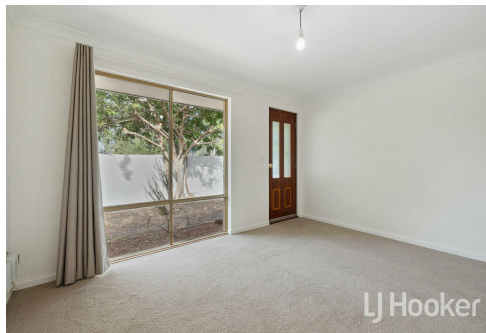
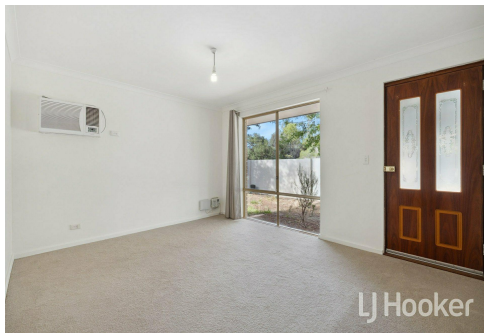




Lathlain, 1 Roberts Road

WHAT A RIPPER!

Proudly presented by Edward Lim

Welcome to 1 Roberts Road, your dream home come to life! This captivating street-front oasis boasts 3 delightful bedrooms, 1 bathroom, and a powered shed that sparks boundless creativity. Occupying a sprawling block of approximately 442m², this isn't just a mere house, it's the canvas upon which your future masterpiece unfolds!

As you step inside, be greeted by a sunlit living area that wraps you in warmth and welcome. Move further in, and you'll discover an expansive kitchen and dining area that's perfect for entertaining. The kitchen is a chef's paradise, with ample cupboards, generous bench space, modern appliances, and an electric cooktop. Get ready to dazzle your loved ones with your culinary skills in this extraordinary space!

The hallway leads you to three well-sized bedrooms, including a master bedroom that

3 1 4

For Sale
Please Call

View
ljhooker.com.au/5EN2FFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au



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offers extra privacy. A common bathroom serves all the bedrooms, and there's a separate laundry area with direct outdoor access for added convenience.

Outside, the fully fenced front, side, and backyard are ready for your personal touch. Imagine lush new lawns, a cosy spot for relaxation, or even a trampoline or above-ground pool for the kids. This expansive space is perfect for soaking up the sun or creating your ideal outdoor retreat.

But the true highlight? The powered shed at the rear! This super spacious area is a blank canvas waiting for your vision. Home gym, workshop, music studio, art space, office, or games room – the possibilities are endless!

Year-round comfort is guaranteed with adequate insulation and a wall-mounted air conditioner in the living space. Stay cool in the summer and cosy in the winter, making every day an adventure.

Parking is a breeze with undercover space for up to 4 cars behind the gate, plus potential for more on the other side of the property. There's plenty of room for everyone!

And let's not forget the super-fast NBN internet connection. Perfect for both work and play, you'll stay seamlessly connected to the digital world.

Location-wise, this home puts you at the heart of everything exciting! Enjoy seamless access to a vibrant array of restaurants, trendy bars, boutique shops, fitness centres, lush parks, and the stunning Swan River. Whatever you crave, it's just moments away, ready to make every day a delightful adventure! Plus, with easy access to Victoria Park train Station and regular buses to the city, getting around has never been easier!

The Home & What We Love?!

- * Exceptional Location with Amazing Lifestyle!
- * Block Size: App. 442m2 Build Up Area: 78m2
- * 3 bedrooms, 1 bathroom & 1 Powered Shed (which can be converted to a work studio)
- * Double brick throughout
- * Seamless indoor-outdoor living
- * Low maintenance & secure
- * Perfect Lock & Leave
- * Easy access to nearby public transport
- * Estimated rental \$760 - \$780/week, good right?!

Outgoings:

- * Council Rates: app. \$1,627.61 (FY 2023 - 2024)
- * Water Rates: app. \$922.77 (FY 2022 - 2023)
- * Strata Levies: No Such Thing!

This remarkable gem demands your attention! To explore this captivating home firsthand, don't hesitate to reach out to listing agent Edward Lim at 0408 929 655.

Your dream home awaits, make it yours today!

** We have obtained all information in this document from sources we believe to be



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reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

More About this Property

Property ID	5EN2FFB
Property Type	House
Including	Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking

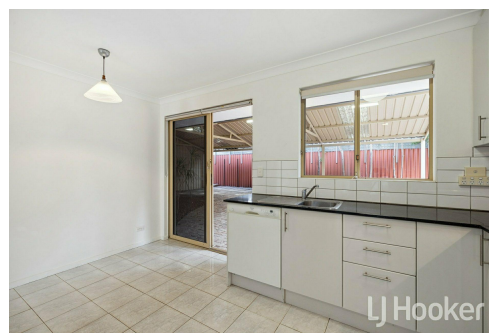
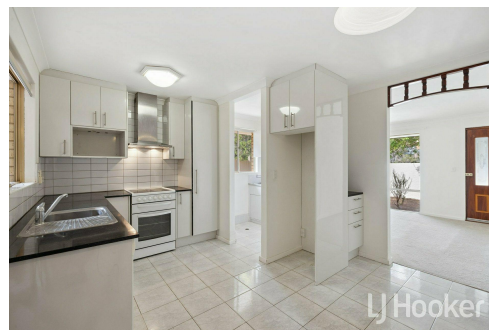
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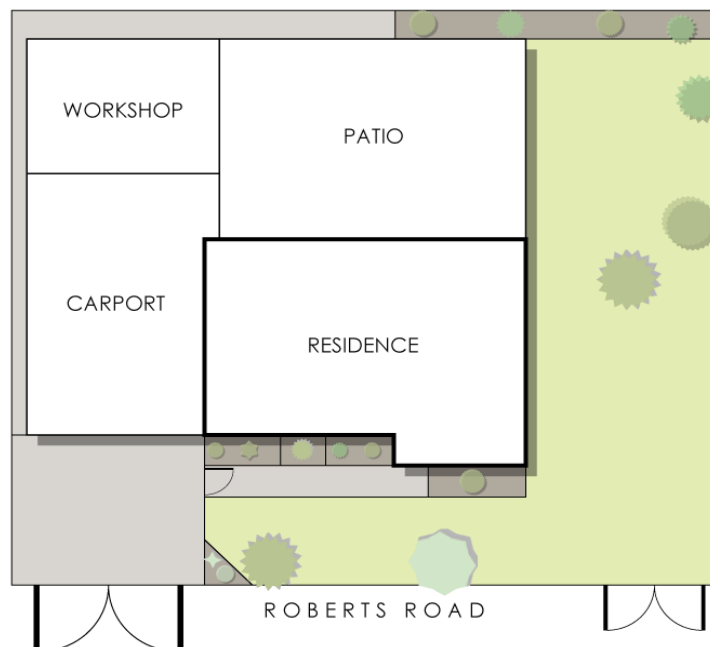
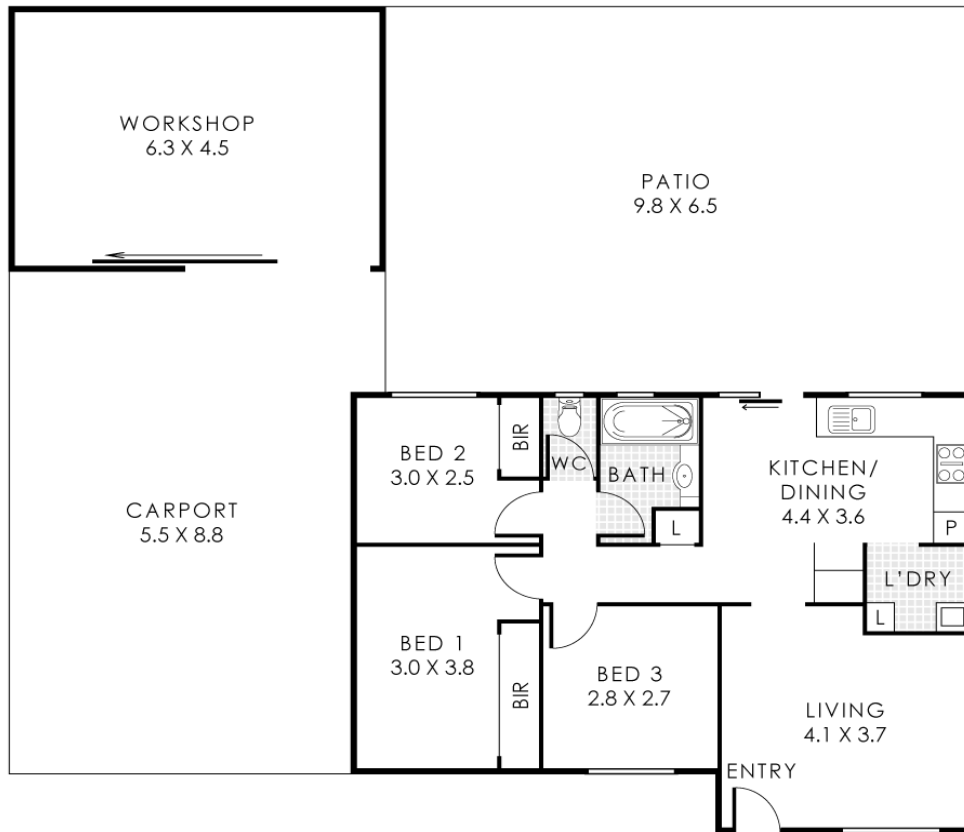
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1 Roberts Road, Lathlain

Residence 70m² | Workshop 28m² | Carport 50m² | Patio 64m²

Total Area 212m²



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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib 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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