



5D Ayer Road, Queens Park

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Private. Polished. Perfectly Positioned.

A rare offering in a tightly held enclave, this impeccably presented villa home delivers a lifestyle of understated luxury and effortless convenience. Set on a generous 311sqm parcel within an exclusive group of just four residences, it's a sanctuary of space, sophistication and privacy - ideal for discerning downsizers, professional couples or astute investors seeking premium positioning without compromise.

Step through double doors into a light-filled family living zone that immediately impresses with its sense of scale and openness. Neutral tones and quality finishes create a refined canvas for relaxed living and elegant entertaining.

Adjacent to the main living area, a separate lounge/theatre room offers the flexibility of a fourth bedroom, executive home office or cinematic retreat - a rare luxury in villa living.

Through glass sliding doors, the alfresco entertaining area beckons - a private, paved courtyard framed by low-maintenance gardens, ideal for hosting guests or enjoying quiet evenings under the stars.

The oversized kitchen is a true standout, featuring expansive benchtops, abundant overhead cabinetry, a large pantry and quality

FOR SALE
Contact Agent

AGENTS

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AGENCY

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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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appliances - designed to cater to both everyday meals and gourmet occasions.

The master suite is a private haven, complete with a spacious walk-in robe and a luxe ensuite featuring a double shower and premium fittings. Two additional bedrooms are generously proportioned and appointed with built-in robes, offering comfort and flexibility for family, guests or work-from-home arrangements.

Positioned beside a tranquil park and surrounded by quality homes, this address offers a rare blend of serenity and connectivity. Enjoy proximity to leading schools, shopping precincts and transport links, with Westfield Carousel just 5 minutes away, Perth Airport within 10 minutes, and the CBD a swift 20-minute commute

Features

- 311 sqm survey strata block & over 200sqm built up area
- Multiple living areas & a beautiful outdoor entertainment area
- Extra storage room in the garage
- Solar Panels

Outgoings

Council Rates —Approx \$2000 per annum

Water Rates —Approx \$1250 per annum

NO Strata Fees

To make an offer or download a copy of the contract copy the URL in a web browser and follow the prompts:

<https://prop.ps/l/FQK4LGZMEFIJ>

With its premium location, generous proportions and boutique setting, 5D Ayer Road represents a rare opportunity to secure a high-quality residence in one of Queens Park's most desirable pockets.

MORE DETAILS

Property ID 5GD2FFB
Property Type House

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5D Ayer Road, Queens Park



AREAS:	
PORCH	3.19m ²
ALFRESCO	10.56m ²
GARAGE	37.01m ²
HOUSE	152.02m ²
TOTAL	202.78m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.



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