



St James, 2 Stannard Street

My Oh My!

Proudly Presented by Edward Lim...

Step into your very own slice of paradise! Nestled on a peaceful, zen-like street, this family home is your ticket to tranquillity just a hop, skip, and jump away from the city buzz.

With three cosy bedrooms, a sleek bathroom, and not one, but two living spaces, this home is the ultimate cosy nest, whether you're starting fresh or scaling down. Glide across those pristine wooden laminate floors as they lead you through a layout designed to be your personal haven.

Get ready to play master chef in the kitchen of your dreams! It's a spacious playground equipped with all the latest gadgets, just waiting for your culinary masterpieces. And when it's time to entertain, you'll be the host with the most in the roomy dining area.

3 1 2

For Sale
Please Call

View
ljhooker.com.au/5EJFFFB

Contact
Edward Lim
0408 929 655
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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.

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

Escape to the luxurious master suite, where peace and opulence collide with a spa-like semi-ensuite and a walk-in robe fit for royalty, tucked away for maximum privacy. And let's not forget about bedroom 2 and 3, they're spacious retreats in their own right!

But wait, there's more! Another chill-out zone awaits at the front of the house, offering a serene escape with views of your low-maintenance outdoor sanctuary.

Crafted with love from double brick in 1994, 2 Stannard Street has been a cherished sanctuary, ready to be the backdrop for all your future adventures.

And the location? It's an absolute dream! Parks, schools, shops, Curtin Uni, you name it - it's all right there. Plus, with Carousel Shopping Centre, the lively Albany Highway cafe scene, and the legendary Spud Shed Fresh Food Market just minutes away, you'll never run out of excitement or options.

The Property & What We Love?!

- * Exceptionally Located...
- * What a Lifestyle?!
- * Built Year: 1994
- * Block Size: 309sqm, Build Up: App. 155sqm (Living: 115m2 + Garage: 40m2)
- * Standalone property
- * Big freestanding double garage, great storage
- * Quality fittings and fixtures throughout
- * Front yard
- * Safe, whisper-quiet location, well away from busy roads
- * NBN (FTTP - the better one)
- * Estimated rental return \$630 - \$650/wk

Outgoings:

- * Council Rates: app. \$2,066.59 (FY 23/24)
- * Water Rates: app. \$1,011.41 (FY 22/23)

In a nutshell, 2 Stannard Street isn't just a house, it's a lifestyle waiting to be lived to the fullest. Currently tenanted by a reliable tenant for \$450/week until 31/5/24. Don't let this opportunity slip through your fingers! Schedule your peek inside today and unlock the door to your dream lifestyle. Reach out to listing agent, Edward Lim on 0408 929 655 to get all the juicy details or to snag a viewing.

** 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 | 5EJFFFB |
| Property Type | House |
| Land Area | 309 m ² |
| Including | Air Conditioning Toilets (2) Built-in-Robes Fully Fenced Remote Garage |

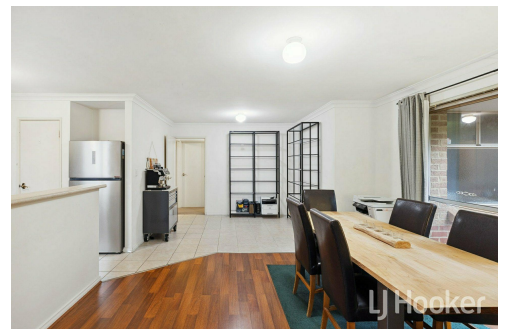
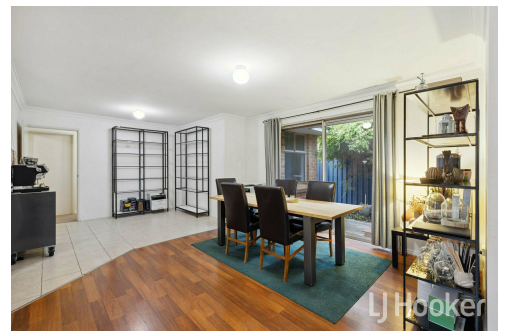
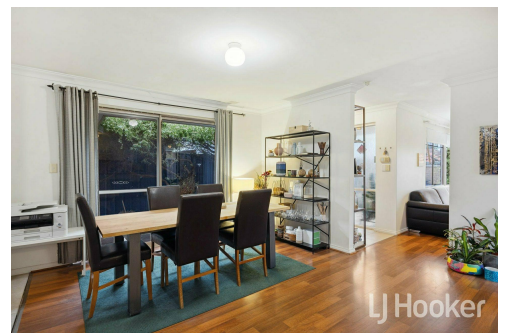
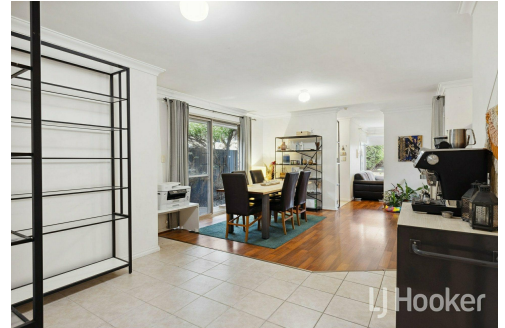
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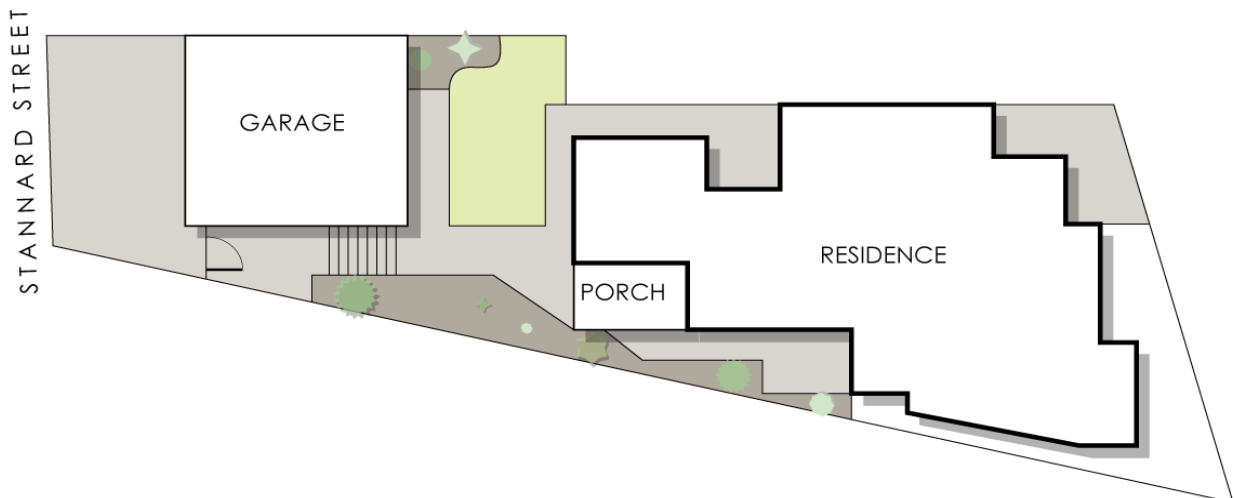
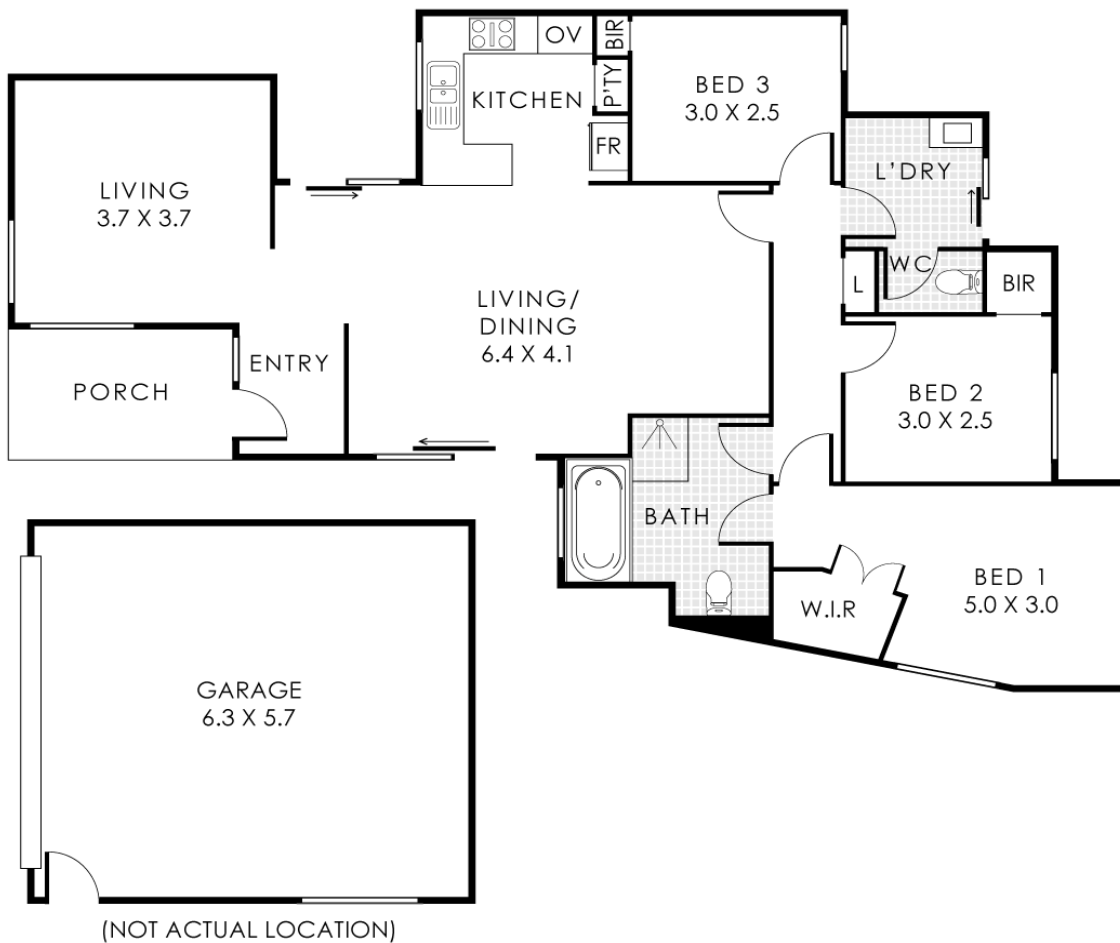
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2 Stannard Street, St James

Residence 102m² | Garage 36m² | Porch 5m²

Total Area 143m²



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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