



St James, 2 Victoria Street

WHAT AN OPPORTUNITY

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Welcome to 2 Victoria Street, St James, where character and opportunity meet! This charming home features soaring high ceilings, decorative cornices creating a timeless look throughout. Step inside, and you'll find a welcoming formal lounge to the left, perfect for relaxing or entertaining. With three generously sized bedrooms and a shared bathroom, it's ideal for a small family. A versatile sleepout at the back offers extra space for relaxation or guest accommodation, while the spacious workshop/shed provides ample room for tools and toys, complete with gate and side access.

Being sold AS IT IS, The true value lies in the land-a rare 1,070 sqm block with a 23m frontage, centrally located and zoned R80, offering incredible future development potential.

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For Sale
From \$900,000

View
ljhooker.com.au/5FD3FFB

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(08) 9473 7777

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<https://prop.ps//8BJOkxWHDdCk>

More Features:

- * 1070 sqm Block Zoned R80
- * Rental Potential - \$740 per week
- * Welcoming front porch
- * Good size kitchen, plenty of cabinets & bench space
- * 3 Bedrooms + sleepout
- * Separate laundry plus 2nd shower
- * 2nd toilet (outside)
- * Bore reticulation
- * Single lock up Garage
- * Shed/workshop with side access
- * So central - minutes away from action!

Outgoings:

- * Council Rates - \$1732 per annum
- * Water Rates - \$935 per annum

Situated just minutes from the lively East Victoria Park restaurant and cafe strip, and only 8km from the CBD, this is an unbeatable opportunity to secure a prime piece of real estate in a highly sought-after area. Don't miss out on this rare find!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.

More About this Property

Property ID	5FD3FFB
Property Type	House
Land Area	1070 m ²

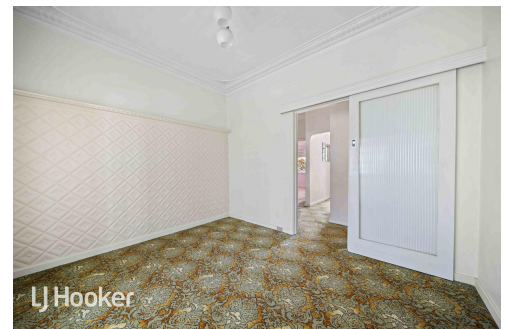
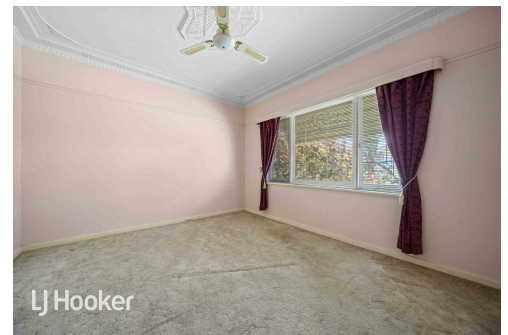
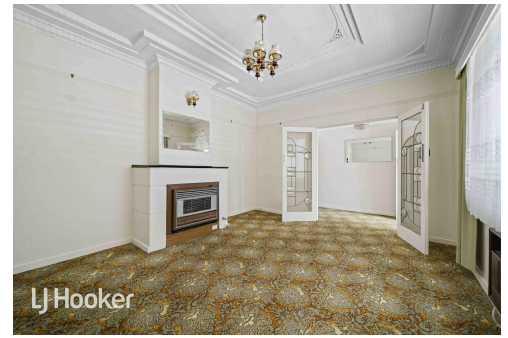
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