

St James, 30A Emily Street

PERFECT START UP OR A SAVY INVESTMENT

Nestled in the heart of St James, 30A Emily Street presents an exceptional opportunity to own a practical and convenient home in a highly sought-after location. This impressive 3-bedroom, 1-bathroom home offers contemporary living in a prized location, providing both comfort and privacy.

Bedrooms are generously sized and centrally located, offering plenty of storage space for your belongings. Bedrooms are serviced by a common bathroom, ensuring convenience and comfort.

Step into the bright and well-proportioned lounge area, where natural light floods the space, creating an inviting ambiance perfect for hosting gatherings or enjoying a quiet cuppa.

The kitchen & dining area feature plenty of cabinet and bench space, allowing a functional



For Sale
From \$699,000

View
ljhooker.com.au/5FT8FFB

Contact
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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.

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(WA)
(08) 9473 7777**

area to cook up culinary delights for dinner parties or everyday meals.

A large laundry room or 3rd bedroom adds to the convenience of this home, offering plenty of options

Situated in a highly convenient part of St James, residents will appreciate the short distance to the public transport, schools, and the famous East Victoria Park cafe strip. Enjoy easy access to amenities, entertainment options, and the vibrant atmosphere of the surrounding area.

With a single carport and a long private driveway, parking is made easy, providing secure storage for your vehicle and additional convenience.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL AND FOLLOW THE PROMPTS

<https://prop.ps//liEzP9j5vZQe>

Key Features:

- * 445 sqm street front Strata block
- * 2 bedrooms + 2 extra rooms + extra toilet offering plenty of options
- * Split system air conditioning
- * Freshly painted
- * Minutes to all amenities
- * No Strata Fees
- * Rental Potential \$640 - \$670 per week

Outgoings:

- * Council Rates - \$1,700 Approx.
- * Water Rates - \$969 Per Annum

Don't miss out on the opportunity to make 30A Emily street your new home.

Attend the next open and register your interest.

More About this Property

Property ID	5FT8FFB
Property Type	House
Land Area	445 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

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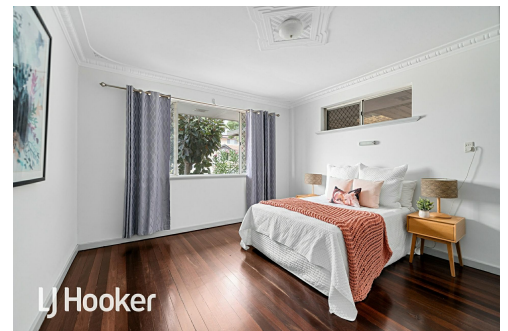
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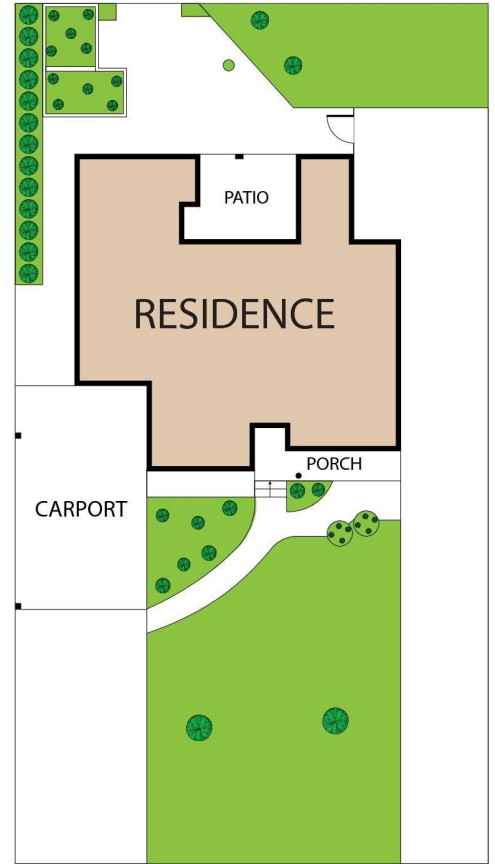
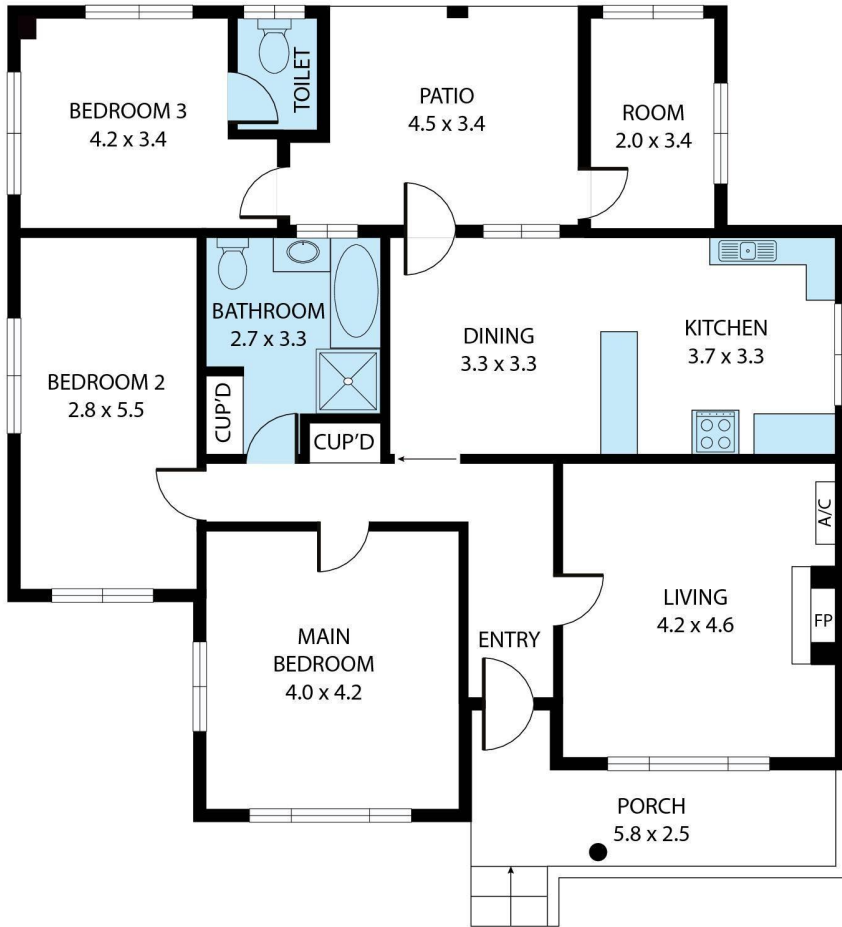


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30A Emily Street, St James, WA, 6102

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

BUILT AREA	: 119m ²
PATIO	: 14m ²
PORCH	: 10m ²
TOTAL BUILT AREA	: 143m ²