



33 Walpole Street, St James

Vintage charm with big possibilities

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park | Belmont (WA)

Step into a home where timeless character meets modern versatility. Nestled on a 1,027 sqm R40 block, this warm and welcoming property offers not just space, but soul - with features that make it perfect for families, creatives, and developers alike.

From its nostalgic facade and inviting front veranda to its intricate cornices and soaring ceilings, this residence brings classic charm to life. The formal lounge is a cosy sanctuary with beautiful natural light and period detailing.

Three bedrooms offer flexible living options, with bedrooms 1 & 2 with robes at the front the third bedroom next to a rear sleepout, making it ideal for guests, teenagers, or as a separate wing. The home also boasts two well-maintained bathrooms, adding comfort and convenience to its charming layout.

The retro-style kitchen delivers ample bench space, cabinetry, and a breakfast bar while the enclosed rear patio extends your living space -

3 2 2

FOR SALE

Early to mid 1 million

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

ideal for morning coffees, afternoon reading, or entertaining all year round.

A standout feature is the expansive games room upstairs with a balcony, a rare addition that opens endless possibilities - think home business, creative studio, study zone, or a rumpus haven for the kids.

The generous backyard hosts a large shed/workshop with side access, perfect for tradies, hobbyists, or future development planning. And with the home being sold AS IS, it's a blank canvas with opportunity written all over it.

With R40 zoning, explore the potential to subdivide (STCA), capitalise on the land, or simply enjoy the space.

? TO MAKE AN OFFER:

<https://prop.ps//fDH9966ZAekH>

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Key Features

- 1,027 sqm block | Zoned R40
- 3 Bedrooms + Sleepout | 2 Bathrooms
- Large upstairs games room - ideal for home business or study
- Character detailing: high ceilings, timber floors, ornate cornices
- Enclosed rear patio | Spacious backyard
- Shed/workshop with side access | Double lock-up garage with shoppers' entrance
- Welcoming front porch
- Rental potential approx. \$800/week

Outgoings:

- Council rates: app. \$2,034.61 (FY 24-25)
- Water rates: app. \$1,082.40 (FY 23-24)

Located close to Curtin University, Bentley Plaza, public transport, and just minutes to the buzzing Victoria Park café strip, and only 8km from the CBD, everything you need is at your doorstep.

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 listed do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	5G6FFFB
Property Type	House
Land Area	1027 m2
Including	Ensuite Floorboards Close to Shops Close to Transport

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