



## St James, 392 Berwick Street

### CHARMING HOME AT A VIBRANT SPOT

4 1 1

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

Charming, well-maintained, and ready to move in! This 4-bedroom, 1-bathroom 1950's Character home sits on a 688sqm green title block, featuring high ceilings, decorated cornices offering a warm and inviting atmosphere.

Featuring multiple living areas, including a front lounge, family dining, and living room, this home provides ample space for relaxation and entertainment. The well-appointed bedrooms are conveniently serviced by a centrally located bathroom.

Enjoy added convenience with a lock-up garage and a workshop at the back, perfect to store all your toys & little bits and pieces. The outdoor area is perfect for entertaining, featuring an undercover patio, lush lawn, and established trees for added privacy.

**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/5FRZFFB](http://ljhooker.com.au/5FRZFFB)

**Contact**  
**Shagun Ahuja**  
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[shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)



**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**

## More reasons to buy

- \* 688sqm Green Title Block zoned R30 & 15.5 metre wide
- \* Subdivision or extension potential (STCA)
- \* Fantastic location being on the border of East Victoria Park
- \* Rental potential - \$780 - \$810 per week
- \* Multiple Living areas
- \* Split air conditioning
- \* Bore Reticulation
- \* NBN Ready

## Outgoings:

- \* Council Rates - \$1600 per annum (Approx)
- \* Water Rates - \$900 Per annum (Approx)

TO MAKE AN OFFER, PLEASE COPY THIS URL IN YOUR WEB BROWSER AND FOLLOW THE PROMPTS

Propps link: <https://prop.ps/l/qhssCzmYbvdu>

Perfectly positioned within walking distance to the vibrant East Victoria Park cafe strip, Ursula Frayne Primary School, Aldi, and Bunnings, with public transport at your doorstep and just 7km from Perth CBD.

Put this on your list today and attend the next home open!

## More About this Property

Property ID	5FRZFFB
Property Type	House
Land Area	688 m2

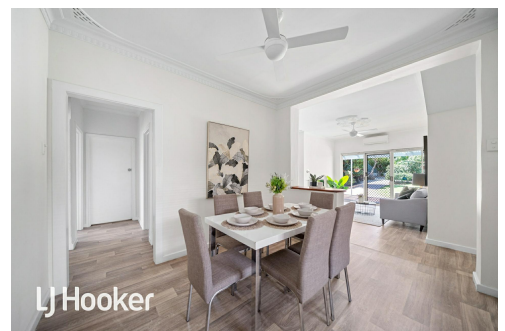
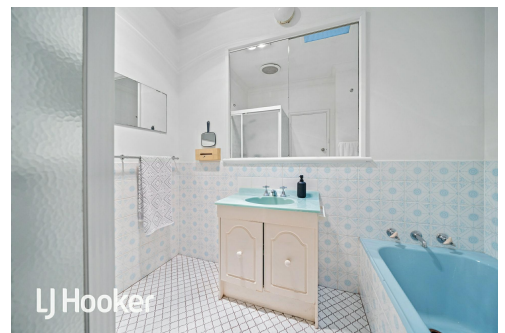
**Shagun Ahuja 0439 399 955**

Sales Consultant | [shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

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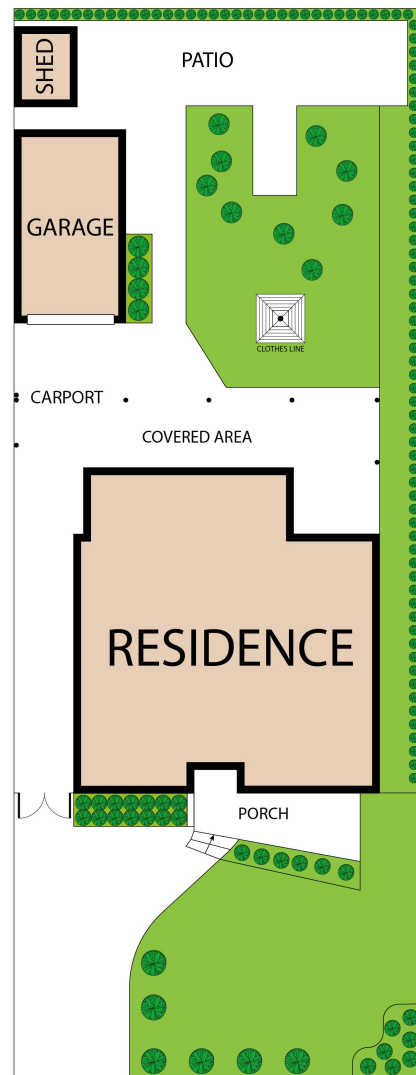
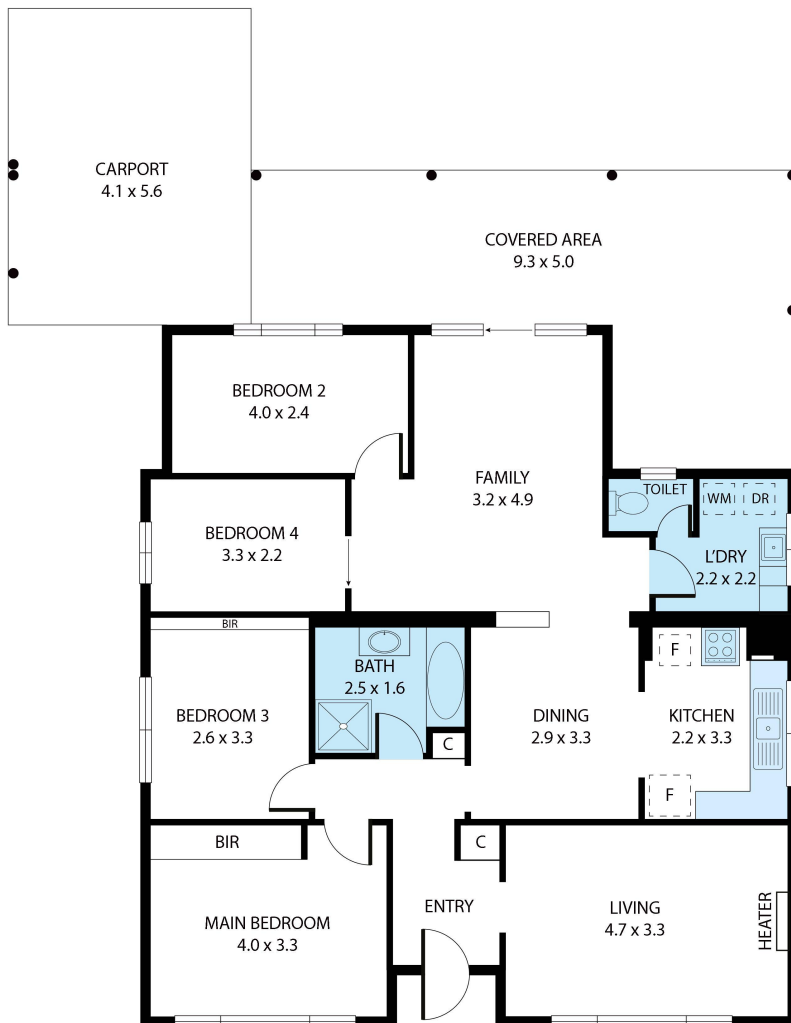
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392 Berwick Street, St James, WA, 6102

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	: 115m <sup>2</sup>
COVERED AREA	: 32m <sup>2</sup>
CARPORT	: 22m <sup>2</sup>
TOTAL AREA	: 169m <sup>2</sup>