



## St James, 427 Berwick Street

### HOME, HEART, HISTORY!

Proudly presented by Edward Lim...

Welcome to 427 Berwick, where vintage charm meets modern living!

This beautifully preserved 1950s worker's cottage is not just a house - it's a slice of history wrapped up in warmth, style and character. Sitting on a lush 477m2 green title block, this home's high ceilings, polished jarrah floors and classic timber skirting create an atmosphere that transports you back in time.

Step inside and be greeted by a light-filled, open-plan living space that feels like the heart of the home - where life's best moments unfold. Picture cosy evenings unwinding, laughter bouncing off the walls, or curling up with a book.

Then there's the kitchen - not just functional but fabulous! Ample storage, gleaming

3 1 3

**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FDHFFB](http://ljhooker.com.au/5FDHFFB)

**Contact**

**Edward Lim**

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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**



countertops and sleek, modern appliances make cooking a delight. With every meal, you'll feel the warmth and joy that fills this space.

The master suite is your private oasis, tucked away at the rear of the home to offer a little extra peace and quiet. It's the perfect spot to recharge, while two additional bedrooms are generously sized and filled with natural light, ideal for family, friends, or guests. Nearby, the shared bathroom is thoughtfully designed to cater to everyone with ease.

Outside, the magic continues. The front yard is a spacious, fenced sanctuary, ideal for watching the kids play or pets run free. It's perfect for lazy Sunday afternoons or lively get-togethers. At the rear, you'll find an undercover alfresco area - just right for BBQs that last long into the night.

Equipped with NBN FTTP for the fastest connection, split-system air conditioning and ample secure parking (space for caravan) with a remote controlled jarrah gate, this home is as convenient as it is charming. There's even a powered shed out back, currently set up as a workshop but ready for whatever you desire!

And the location? Just 9km from the CBD, with parks, bustling cafe strips, medical facilities, and train stations all within easy reach. Curtin University and Waterford Plaza Shopping Centre are practically around the corner.

- \* Estimated Rental: \$750-\$770/wk
- \* Council: \$1608.15 (FY24-25)
- \* Water: \$882.18 (FY23-24)

This gem won't last long, contact Edward Lim on 0408 929 655 to view and start living the St James lifestyle today!

\* 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.

## More About this Property

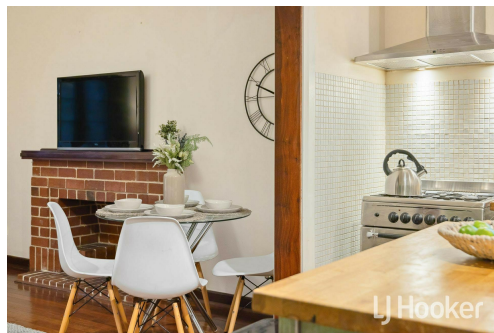
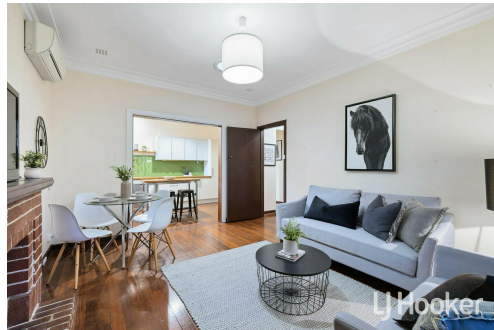
Property ID	5FDHFFB
Property Type	House
Land Area	477 m²
Including	Air Conditioning Outdoor Entertaining Floorboards Fully Fenced Close to Shops Close to Transport

**Edward Lim 0408 929 655**  
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