SOLD

St James, 6/3 Norman Street
YES, COMFORT & CONVENIENCE!

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Proudly presented by Edward Lim...

Tucked away in a charming boutique complex, 6/3 Norman Street is a hidden gem that blends comfort and convenience in the most delightful way.

From the moment you step into the cozy rear courtyard, you'll feel the tranquillity and endless potential this home has to offer. It's the perfect space to unwind, relax, or dream up your next project. Whether you're a first-time buyer, a savvy investor, or looking to downsize, this home is ready to make life easier and more enjoyable.

Inside, the open-plan kitchen, dining, and living area offers a spacious, welcoming environment, with sleek modern appliances and easy-care flooring throughout. The kitchen is a joy to use, making cooking both practical and enjoyable, while the practical laundry with access to a drying courtyard adds even more convenience to your daily routine.

For Sale
**MULTIPLE OFFERS RECEIVED!

View
ljhooker.com.au/5FQFFFB

Contact
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LJ Hooker

**LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777**

The three generously sized bedrooms, each with built-in robes, provide plenty of space for storage and relaxation. The master bedroom is complemented by a split-system air conditioner for year-round comfort.

Step outside to your own private oasis-a low-maintenance courtyard perfect for soaking up the sun, enjoying a morning coffee, or hosting a BBQ with friends. It's a peaceful retreat that's as easy to care for as it is charming.

With added features like single undercover parking, additional tandem parking, and an outdoor store room, this home is designed for functionality and convenience.

The location could not be more ideal-just a short stroll to local cafes and an array of dining spots along Albany Highway. With shops, gyms, medical centers, and public transport all nearby, everything you need is just a stone's throw away.

The Home & What We Love?!
*Amazingly Positioned
*Year Built: 1998
*Block Size: 200m2 with Build Up Area: 107m2
*Seriously spacious & well-proportioned throughout
*Low-maintenance garden beds
*NBN (FTTP, the better one)
*Easy access to nearby public transport
*Private, Low Maintenance & Secure
* Rental Estimate: $640.00 - $670.00 p/week

Outgoings:
* Council Rates: app. $1,821.63 (FY 24-25)
* Water Rates: app. $1,172.88(FY23-24)
* Strata Levies: app. $403/q

This is more than just a home-it's a lifestyle. Don't miss the chance to make 6/3 Norman Street your new address! Contact listing agent, Edward Lim today at 0408 929 655 (call or text) to schedule your viewing. Act fast-this one won't last long.

** 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 conduct their own investigations. **

More About this Property

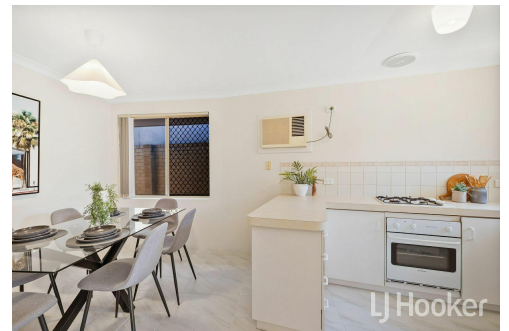|	
Property ID	5FQFFFB
Property Type	Villa
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Built-in-Robes

Edward Lim 0408 929 655
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