

St James, 8/6-8 Warwick Street

Great Value with Convenience & Lifestyle

3 2 2

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Welcome to Unit 8, 6-8 Warwick Street, St James! Nestled within a secure gated complex of just 9 units, this charming residence offers a perfect blend of comfort, convenience, and community living.

Boasting 3 bedrooms and 2 bathrooms, this home provides ample space for the whole family. The master bedroom features an attached ensuite and a built-in robe, offering a private retreat. Bedrooms 2 and 3 are generously sized and come complete with built-in robes, serviced by a second bathroom for added convenience.

Entertain guests in the open-plan kitchen and family living area, where culinary delights and cherished moments can be shared seamlessly. Step outside to discover the good-sized courtyard, perfect for outdoor entertainment and relaxation.

For Sale
Please Call

View
ljhooker.com.au/5EGSFFB

Contact
Shagun Ahuja
0439 399 955
shagun@ljqpark.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

Residents of this gated complex enjoy access to a common pool, providing the perfect oasis for hot summer days. Plus, with a secure carport and additional storage room, convenience is at your fingertips.

Located just a quick drive away from the famous East Victoria Park cafe strip and Bentley Plaza, you'll have easy access to a plethora of dining, shopping, and entertainment options. Whether it's grocery shopping or enjoying a meal at a trendy cafe, everything you need is within reach.

More Features:

- * Well maintained complex of 9 units on a quiet street
- * 88sqm of internal living plus carport & courtyard area
- * Current rental potential - \$650 per week
- * 5 minute drive to Curtin university & 15 mins to the city

Outgoings:

- * Council Rates - \$1,749.86 per annum
- * Water Rates - \$970 per annum
- * Strata Levies Admin - \$500 per qtr & Reserve - \$158.75 per qtr (building insurance not included)

Don't miss out on the opportunity to make Unit 8, 6-8 Warwick Street your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer!

More About this Property

Property ID	5EGSFFB
Property Type	Villa

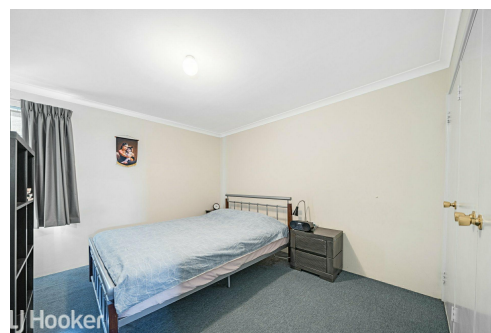
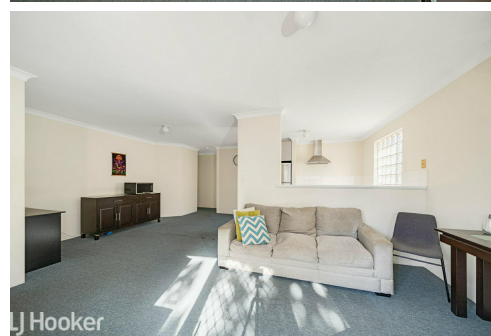
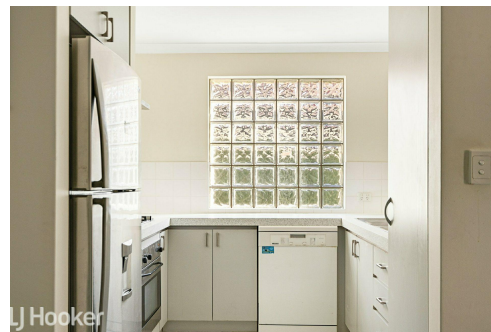
Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@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**