

## Victoria Park, 227B Berwick Street

STEP INSIDE & FEEL THE LOVE!

Proudly presented by Edward Lim

Get ready to fall head over heels for this charming beauty! With 3 spacious bedrooms, 1 chic bathroom and an open-plan living and dining area that's bigger than your weekend plans, this place is more than just a house - it's the lifestyle upgrade you've been waiting for! Oh, and the backyard? It's practically begging for BBQs, outdoor lounging and endless fun.

The moment you walk through the door, you'll be greeted by a sun-soaked living space that hugs you with its warmth. The elegant parquetry flooring adds a touch of timeless charm and style. The kitchen features modern appliances, a gas cooktop and ample storage await to make your culinary dreams come true.

Meander down the hallway and you'll find three generous bedrooms, with the master suite

3 1 3

**For Sale**  
Please Call

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[ljhooker.com.au/5FCGFFB](https://ljhooker.com.au/5FCGFFB)

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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.

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(WA)  
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tucked away for that extra dose of privacy. The bathroom is perfectly placed to serve all, while the separate laundry has a direct path to the great outdoors - so practical!

Step out into your fully fenced slice of heaven, where the possibilities are endless. Picture yourself basking in the sun with a book, the kids on a trampoline or even a veggie garden - this backyard's got you covered!

With undercover parking for one and room for two more on the driveway, there's plenty of space for your car collection (or visitors!). And with NBN ready to go, staying connected is as easy as unpacking your bags!

Nestled near the Kensington border, you're just a stroll away from cafes, restaurants, shops, gyms, parks, farmer's markets, and the gorgeous Swan River. Whether you're in the mood for a cosy brunch, a workout or a scenic riverside walk, it's all here.

The Home & What We Love?!

- \* Exceptional Location with Amazing Lifestyle!
- \* Whisper QUIET, So PRIVATE..
- \* Year Built: 1973 | Strata Title, Block Size: App. 466m2, Total Build Up Area: 123m2
- \* 3 bedrooms, 1 bathroom
- \* Double brick throughout
- \* Seamless indoor-outdoor living
- \* Low maintenance & secure
- \* Easy access to nearby public transport
- \* Estimated Rental: \$650-\$670/week

Outgoings:

- \* Council Rates: TBA
- \* Water Rates: app. \$972.67 (FY 23 - 24)
- \* Common Insurance: TBA

Don't let this fabulous duplex slip away. Your dream home is waiting for you to make it a reality!

\* 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.



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## More About this Property

Property ID	5FCGFFB
Property Type	DuplexSemi-detached
Land Area	466 m <sup>2</sup>
Including	Toilets (1)

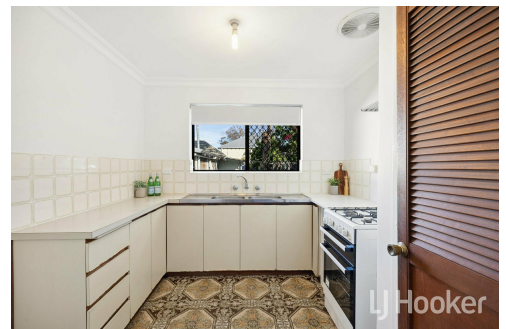
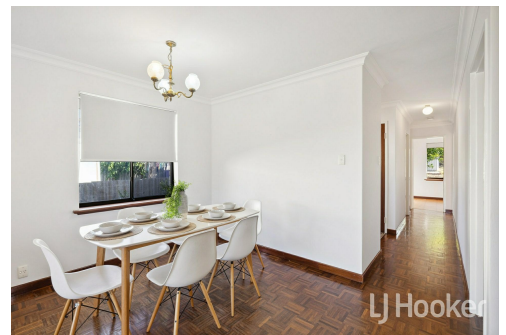
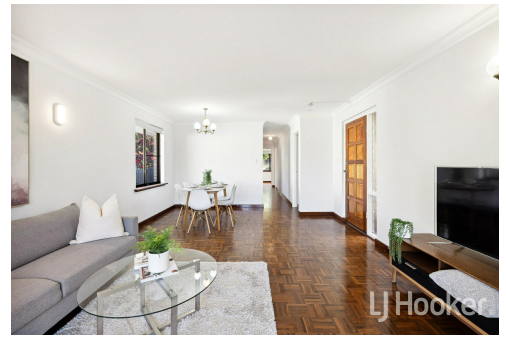
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