

Victoria Park, 1 Heirisson Way

MOVE STRAIGHT IN!

Proudly presented by Edward Lim...

This fabulous two-storey residence, nestled in the lively Raphael Park Precinct of Victoria Park, isn't just a house, it's a lifestyle upgrade! Boasting 3 bedrooms and 2 bathrooms, this sturdy gem on a green-titled corner block oozes timeless charm, crafted with double brick and tile in 1997. Welcome to 1 Heirisson Way!

Prepare to be enchanted by the charm of unconventional living as you explore this family paradise, perfectly positioned on a generous 261m² block. The meticulously planned layout greets you with two inviting living spaces on the ground floor, bathed in natural sunlight.

The spacious formal living area seamlessly connects with the heart of the home,



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For Sale

Please Call

View

ljhooker.com.au/5EB0FFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

an open-plan kitchen and dining area. Take in the view of the well-kept courtyard, a delightful blend of indoor-outdoor living that adds charisma to this enchanting residence. Step outside to a fully fenced yard, a haven for children and pets, complete with secure parking for two cars.

The kitchen is a culinary haven, boasting stainless steel appliances and ample storage, inviting casual gatherings and moments of pure relaxation. And don't miss the thoughtfully designed laundry area with its convenient cabinetry, generous storage, and extra countertop space.

Climb the stairs to discover the private oasis upstairs, featuring three generously sized bedrooms. The primary bedroom boasts its private ensuite, while all three bedrooms offer built-in storage. Plus, there's a common bathroom to cater to bedrooms two and three. Stay cosy year-round with ducted air conditioning upstairs (with split system downstairs), and revel in the convenience of double lock-up parking behind the automatic gate.

Location wise, it is unbeatable! Close proximity to Raphael Park, McCallum Park, the Swan River, Optus Stadium, and Perth's vibrant cafe and restaurant scene. Commuting is a breeze with regular public transport to the City, or take a leisurely stroll to the McCallum Park foreshore and the soon-to-be-completed \$100M Swan River cycling bridge. You will love living here!

The Home & What We Love?!

- * Superbly Located with Awesome Lifestyle (Raphael Park Precinct)

- * Year Built: 1997, Block Size: 261m²

- * 3 bedrooms, 2 bathrooms, 3 WCs on a corner Green Title block

- * Double brick throughout

- * Oh yes, unbelievably quiet!

- * Extra storage provided in the kitchen

- * An open plan & functional design to maximise space

- * Automatic gate

- * Perfect lock & leave

- * NBN ready (FTTP, yes the better one)

- * East access to nearby public transport

- * Low maintenance & secure

- * Seamless indoor-outdoor living

- * Victoria Park primary school catchment area

- * Estimated rental \$810 - \$830/week

Outgoings:

- * Council rates: app. \$2,576.01 (FY 2023 - 2024)

- * Water rates: app. \$1,335.49 (FY 2022 - 2023)

It's ready for you to move in and start creating memories. Don't miss the chance to turn this into your dream home. Arrange a viewing today and discover the unparalleled charm of Vic Park living.

For more details or to view this property, simply give Edward Lim a call or text at 0408 929 655. Your dream home awaits!



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**** 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	5EB0FFB
Property Type	House
Land Area	261 m ²
Including	Ensuite Air Conditioning Evaporative Cooling Toilets (2) Built-in-Robes Fully Fenced

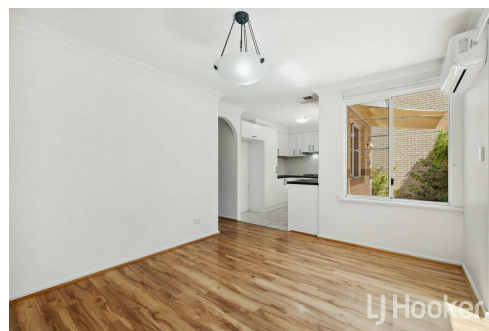
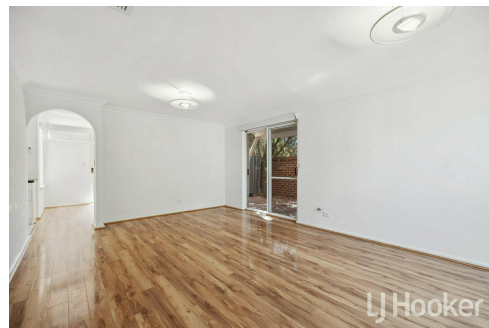
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