



## Victoria Park, 17 Manchester Street

Timeless Charm Haven!

Proudly presented by Edward Lim...

Get ready for a lifestyle upgrade with quick access to restaurants, bars, shops, fitness centres, parks, and the stunning Swan River, all just a skip and a hop away! Bonus: nestled in the highly sought-after Victoria Park Primary School catchment area, with a playground of private school options nearby. This location isn't just convenient; it's your personal wish list come to life!

Meet 17 Manchester! This lively character home, sitting on a street-front 371m<sup>2</sup> strata block, flaunts two spacious bedrooms. But hold on tight, there's a wildcard! A cool sleepout that could easily moonlight as a third bedroom, making this place a dream for anyone on the lookout for that bonus space.



**For Sale**

Please Call

**View**

[ljhooker.com.au/5E0HFFB](http://ljhooker.com.au/5E0HFFB)

**Contact**

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)



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(WA)**

**(08) 9473 7777**

Step into a piece of history with this brick and tile beauty, a charming residence crafted in 1924. Bursting with character (from its high ceilings, polished jarrah floors, timber skirting, picture rails to an original fireplace), it's a living testament to the timeless architecture of that era. Meticulously cared for and thoughtfully enhanced, this home radiates a warm and inviting atmosphere that welcomes you with open arms.

Gather 'round the irresistible fireplace in the formal lounge, it's not just a warmth station; it's the epicentre where the magic of togetherness springs to life! Whether you're decompressing after a marathon day or crafting memories with your favourite people, this snug nook is where the real fun unfolds. Welcome to the heart of the home, where warmth meets wonder!

The open plan kitchen, sporting an industrial flair, brings both style and functionality to the forefront. Revel in ample storage, acres of countertop space, and top-of-the-line Miele appliances, including a gas cooktop and oven. This space is meticulously crafted for the sheer joy of hosting friends and nourishing the heart and soul of your home. Get ready to cook up some serious happiness!

Experience seamless flow as the floorplan effortlessly connects the kitchen to the meals area, providing easy access to the expansive outdoor decking. It's like discovering a hidden gem right in your own backyard. And if that is not enough, step into a generous front yard, a canvas awaiting your creative touch. Picture this, a trampoline or even a pint-sized above-ground pool, creating the perfect play zone for the kids. You can kick back and relax on the overlooking verandah while they enjoy the outdoor fun. Your outdoor haven is calling!

Prepare to be dazzled by the tastefully renovated laundry and bathrooms, including the ensuite, that have undergone a top-to-bottom transformation, radiating a light and bright ambiance. Every detail reflects a focus on those little luxuries that elevate the everyday experience. Welcome to a realm where style meets comfort!

Discover a home that's intelligently insulated, providing year-round comfort. But wait, there's more! Thoughtfully equipped with an outdoor shed at the rear, this space is not just for your typical outdoor gear, it's a haven for those "once-a-year items" like suitcases and Christmas trees. With everything neatly in its place, your home becomes a cosy and clutter-free retreat. Say goodbye to chaos and hello to serenity!

Let's get into the nitty-gritty of this home...

- \* Year Built: 1924 | Strata Block Size: 371m2 with Build Up Area: app. 120m2
- \* Awesome Lifestyle in an Exceptional Location!
- \* Renovated 3 bedrooms, 2 bathrooms character home with a front verandah
- \* Spacious & well-proportioned living spaces for comfortable living
- \* An open plan kitchen that transforms cooking into a chef's delight
- \* Relaxing and roomy bedrooms, super spacious, comfortable retreats
- \* Reverse cycle split system air conditioners in master bedroom & bedroom 2
- \* Single carport, plus an open space parking (tandem), ensuring safety & convenience



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- \* Gas hot water system for endless soothing showers
- \* Generous size front lawn area for various activities
- \* Revel in the ease of low-maintenance and secure living for unrivalled peace of mind
- \* NBN ready (FTTP), perfect for both leisure and business use
- \* Medium size shed at the rear for more storage
- \* Estimated rental \$750 - \$800/week, this property isn't just a home, it's a clever investment!

#### Outgoings:

- \* Council Rates: app. \$2,330.95 (FY 2023 - 2024)
- \* Water Rates: app. \$1,011.41 (FY 2022 - 2023)

Rare gems like this, nestled in prime locations, are hard to come by. An inspection is bound to leave you impressed, so seize this incredible opportunity before it slips away. For more details or to experience this home firsthand, reach out to the listing agent, Edward Lim, via call or text at 0408 929 655.

Your family's dream home awaits, and it's ready to embrace you...

\*\* 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

<b>Property ID</b>	5E0HFFB
<b>Property Type</b>	House
<b>Land Area</b>	371 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher

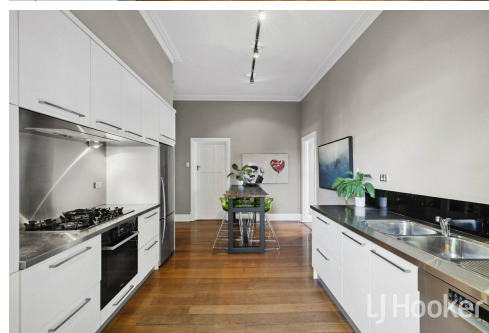
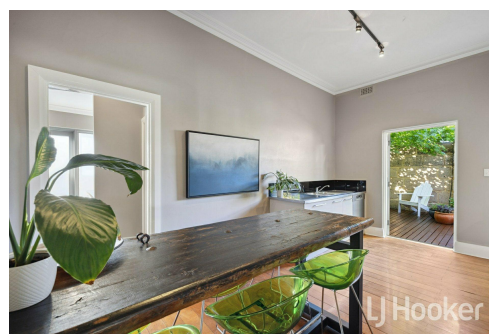
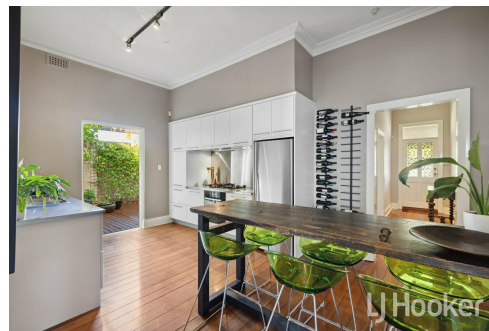
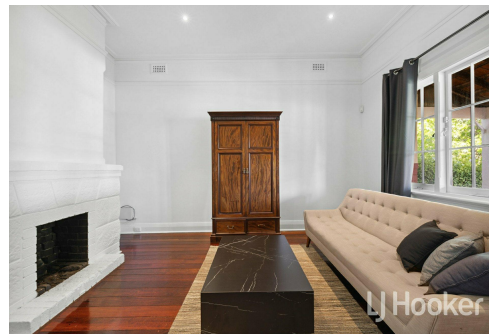
**Edward Lim 0408 929 655**

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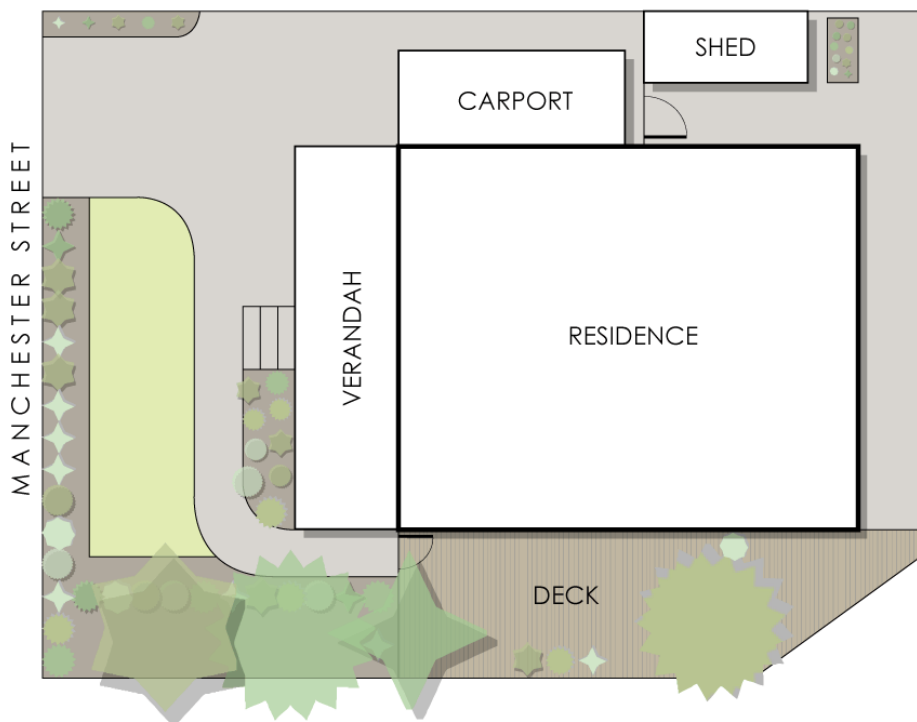
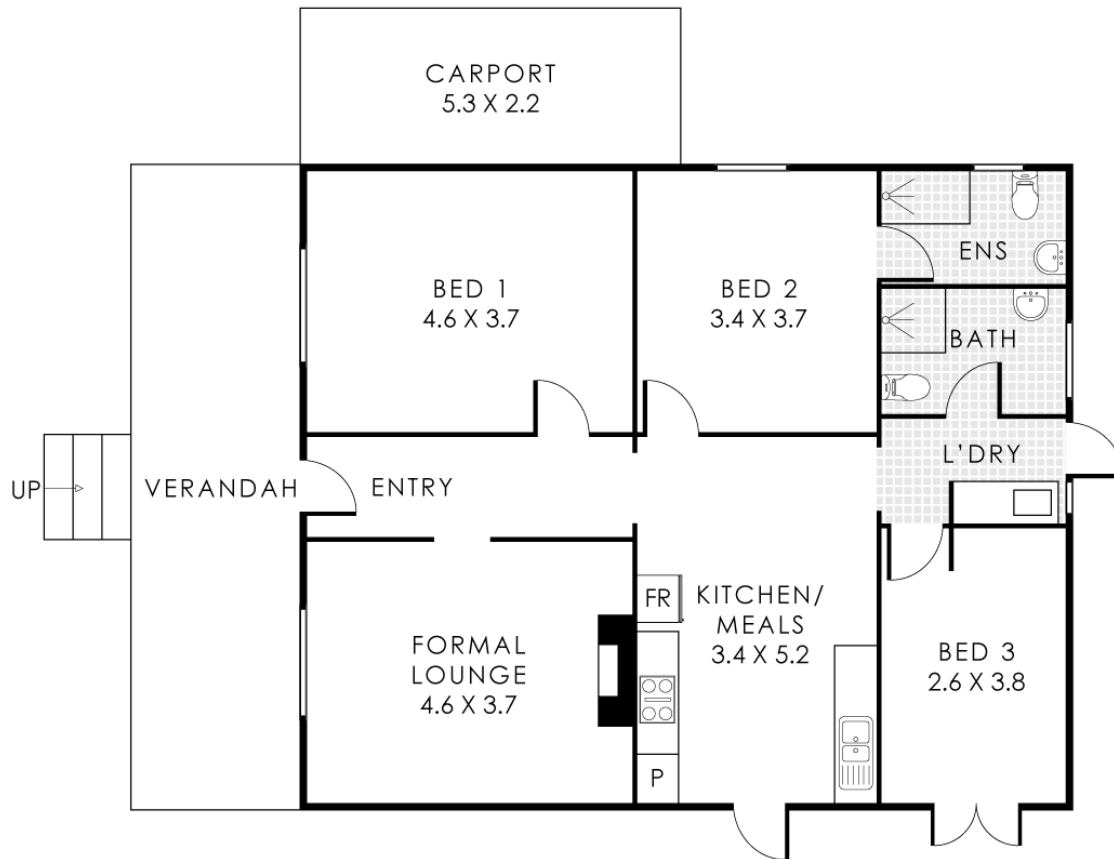
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# LJ Hooker



## 17 Manchester Street, Victoria Park

Residence 97m<sup>2</sup> | Verandah 22m<sup>2</sup> | Carport 12m<sup>2</sup>

**Total Area 131m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has  
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been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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