



Victoria Park, 179B Berwick Street

UR VIC PARK LIFE!

Say hello to your next big move - 179B Berwick Street, where convenience, comfort and charm come together in the best possible way!

Tucked away in a small, tidy group of just three homes, this 3-bedroom beauty on a spacious 249sqm block is the hidden gem you've been waiting for. From the moment you walk in, it feels like home - warm, welcoming, and wonderfully low-maintenance.

The bedrooms? All carpeted and cosy, with the master bedroom stealing the show thanks to built-in robes and its own air-conditioning to keep things cool year-round. The bathroom is fresh and functional, with a separate bath and shower - perfect for long soaks or quick morning routines.

Love relaxing? You'll adore the comfy lounge, also air-conditioned and ideal for movie nights or lazy afternoons. Head through to the heart of the home, and you'll find a spacious



For Sale
Please Call

View
ljhooker.com.au/5G0WFFB

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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)
(08) 9473 7777**

open-plan kitchen and dining area, where timber-look floors add style and warmth. The kitchen has been modernised with stainless steel appliances, loads of storage, and everything you need to whip up a storm (or just reheat your Uber Eats in style).

Step outside to your private, paved courtyard - the ultimate low-effort entertaining space. Whether it's weekend BBQs or sipping a glass of wine after work, this spot is made for unwinding. And with the carport just next door, you've got extra space when you need it!

But let's talk location because this one is red-hot! You're walking distance from schools, parks, and all the action of Albany Highway's dining and cafe scene. Curtin Uni? Minutes away. Crown, Optus Stadium, the river, and the city? All within easy reach. This is urban living done right.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 1981
- * Block Size: 249m²
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$770 - \$800/week, not bad right?!

Points of Interest:

- * 350m (app.) to Kent Street Senior High School
- * 1.2km (app.) to Victoria Park Central Shopping Centre
- * 1.6km (app.) to Victoria Park Train Station
- * 2.7km (app.) to Curtin University
- * 3.1km (app.) to Collier Park Golf Course
- * 3.6km (app.) to Optus Stadium
- * 5.5km (app.) to Perth CBD

Dimensions:

- * Internal Living Area: 83m²
- * External Living Area: 37m²
- * Carport: 20m²

Outgoings:

- * Council rates: app. \$1,612.77 (FY 24-25)
- * Water rates: app. \$950.04 (FY 23-24)

Whether you're a first-time buyer, downsizer, or savvy investor, this little beauty ticks all the boxes. So why wait?

Your Vic Park lifestyle starts now and it's going to be amazing!

** 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. **



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More About this Property

Property ID	5G0WFFB
Property Type	House
Land Area	249 m2
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

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