



2/3 Tuam Street, Victoria Park

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## Lifestyle Living at its Finest!

Proudly presented by Fulton Borthwick

**FOR SALE**  
Multiple Offers Received!!

### AGENTS

Fulton Borthwick  
0481 194 439  
fultonborthwick@ljhvicpark.com.au

Welcome to 2 / 3 Tuam Street - your very own private sanctuary right in the heart of all the action.

Jason Chan  
0422 171 869  
jason.chan@ljhvicpark.com.au

Perfectly located with parks, schools, shops, and transport all just a hop, skip and jump away. And if you love your weekend brunches or late-night gelato runs, you'll adore being only footsteps from the buzzing Albany Highway restaurant & cafe strip, Boston Brewery and Vic Park Hotel. Plus, you're firmly planted in the highly coveted Victoria Park Primary School zone.

### AGENCY

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

Step inside and be captured by this 2017 built surprise package!

Immaculately maintained and packed with space. Multiple living zones, supersized bedrooms and all the extras you could ask for. The open plan living, kitchen and meals is light and bright. Whether you're cooking up a storm or entertaining friends, this kitchen has you covered with its modern appliances including Westinghouse Oven, Euromaid gas cooktop, Westinghouse dishwasher and acres of overhead and under bench storage.

Upstairs you will find a second super spacious living retreat. All three

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**

bedrooms are generously sized, complete with plush carpets. The master, complete bliss - with its own sleek ensuite with double vanity for that extra touch of luxury. And the main bathroom is well appointed and with a deep bath ideal for sinking into after a long day.

And there's lightning-fast internet (NBN FTTP). Whether you're zooming, streaming, gaming or just scrolling Youtube or TikTok.

Details you will love!

- Built Year: 2017
- Block Size: 121m<sup>2</sup> - approx
- Build Up Area: 123m<sup>2</sup> - approx
- Amazing Location with Fantastic Lifestyle
- So CONVENIENT
- Not 2 but 3 toilets (including a powder room downstairs)
- Private rear courtyard
- Seamless indoor-outdoor living
- Low Maintenance, perfect lock up and leave!
- NBN Ready (FTTP). The good one!
- High ceilings throughout
- Double lock up garage with shoppers' entrance
- Storage under stairs
- Linen upstairs
- Downstairs fully tiled for easy care
- All bedrooms and upstairs living area are carpeted
- Master with walk in robe
- 2nd bedroom with wall-to-wall mirrored robes
- 3rd bedroom with mirrored double built in robes
- Rheem Metro 16 Gas HWS
- Fujitsu reverse cycle air conditioning
- Laundry
- LED downlights
- Easy access to nearby public transport
- Catchment of Victoria Park primary school
- Currently rented on fixed term lease until 25 Feb 26 at \$1,110pw. (Landlord has agreed to release tenant earlier with no cost should tenants find alternate accommodation prior to lease expiry)

Outgoings:

- Council Rates: \$2,418.16 (FY 25/26)
- Water Rates: \$1,259.83 (FY 24/25)
- Admin Fund: \$(758.23) pq
- Reserve Fund: \$(45.74) pq

For inspection arrangements please call Fulton Borthwick on 0481 19 44 39 or Jason Chan on 0422 171 869

- \* 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 DETAILS

Property ID 5GF6FFB  
Property Type House  
Including Air Conditioning  
Courtyard  
Dishwasher

### **Fulton Borthwick 0481 194 439**

Sales Consultant | [fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@ljhvicpark.com.au)

### **Jason Chan 0422 171 869**

Sales Consultant | [jason.chan@ljhvicpark.com.au](mailto:jason.chan@ljhvicpark.com.au)

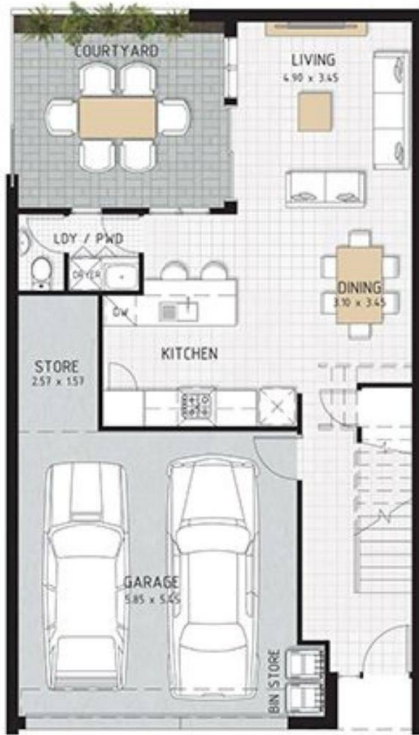
### **LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**

288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) |

[reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)





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