

## Victoria Park, 20 Cargill Street

WRITE UR HAPPY ENDING HERE!

\*\*1ST INSPECTION SAT, 16/11/24

This captivating, two-storey gem on a corner block is bursting with charm, space & surprises. With 5 bedrooms (incl study), 3 expansive living areas & 2 bathrooms, it has everything a family could dream of!

Set on an easy-care 339m<sup>2</sup> block & built in 1938, it preserves all the period features you love - high ceilings, jarrah floors, fireplace, timber skirting & charming picture rails. With a 2016 extension, this beauty gained a sleek, spacious rear living area & a new, stylish laundry.

Step inside & find a floor plan that prioritises convenience, the generous master suite is on the ground floor, complete with large built-in robe plus separate bathroom. With additional storage, a dedicated study & welcoming spaces for relaxation & entertainment, every



**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.



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

corner is designed with care.

The open-plan kitchen is the heart of the home, featuring an inviting breakfast bar, stone countertops, high-end appliances, gas cooktop, rangehood & oven.

The rear of the home is near new & super modern with signature high ceilings & high quality clerestory windows adding a quality edge to the super large family living area. It also comes with an impressive laundry & a third WC (both near new) to add to the home's functionality. The luxury experience continues to the charming outdoor area with pergola with natural canopy, creating a perfect balance of indoor & outdoor living.

Upstairs, an additional living space serves as a retreat for extended family or play area for the kids. Three large bedrooms with built-in robes & a full bathroom complete the second floor.

Outside, there's secure parking with a single garage & an open space behind secure sliding gate. Not forgetting the spacious fenced front yard, ideal for watching the kids or pets play.

Located in the Raphael Park Precinct, this home is steps away from lush parks, vibrant cafes & all the local gems. You'll love living here.

And that's not the end...

- \* Year Built: 1938, Block Size: 338m2 with Build Up Area: app. 212m2
- \* Victoria Park Primary School catchment
- \* NBN (FTTP) & reverse cycle air-conditioning
- \* Solar panel, 6.6KW & 15A power point in garage (EV charging?!)
- \* City glimpses from upstairs

Outgoings:

- \* Council: app. \$2,484.85 (FY24/25)
- \* Water: app. \$1,418.34 (FY23/24)

\* 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 investigati



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## More About this Property

<b>Property ID</b>	5FEMFFB
<b>Property Type</b>	House
<b>Land Area</b>	339 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (3) Outdoor Entertaining Floorboards Built-in-Robes Close to Schools Close to Shops Close to Transport

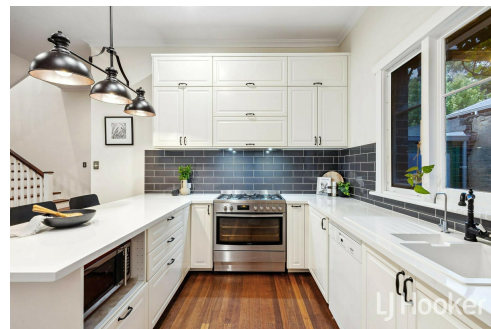
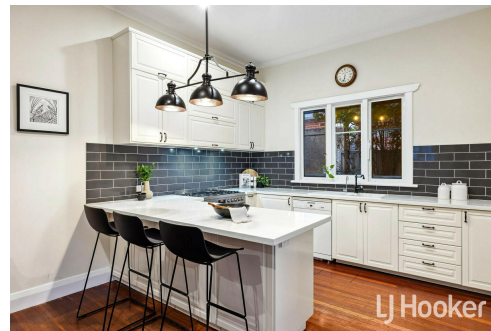
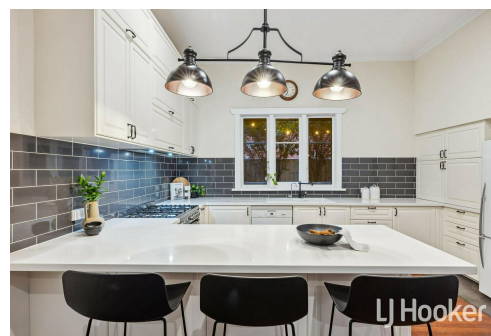
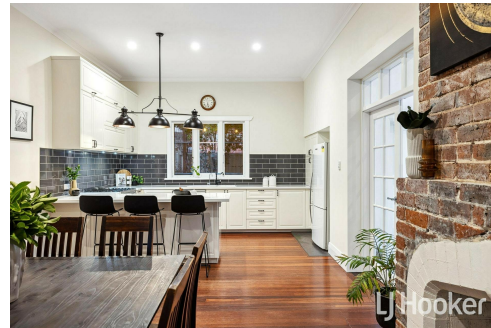
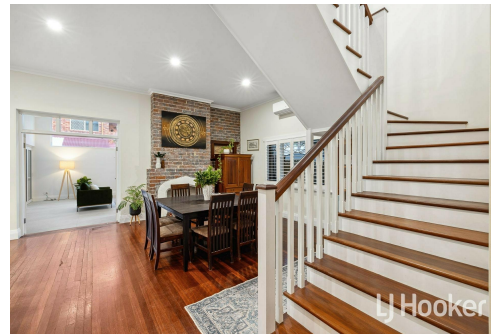
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