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Victoria Park, 239 Gloucester Street VIC PARK ROCKS!

****First Open Home Sat, 8/2/2025****

Proudly presented by Edward Lim...

This 377m² green-titled gem is bursting with charm and potential, just waiting for someone to give it a little love and imagination. With stunning Jarrah floorboards, ornate cornices, and plenty of room to grow, this isn't just a property-it's a playground for your dreams.

You could renovate and breathe new life into the existing character, expand to create more space for your growing family, or start fresh by designing the dream home you've always envisioned. The opportunities are limitless, and the location is truly second to none.

Tucked away in the quiet, leafy streets of Victoria Park, this home offers the best of both worlds-peaceful living with every convenience just steps away. Imagine strolling 200



For Sale

OFFERS Over \$789 K ++

View

Sat 8th Feb @ 3:00PM - 3:30PM

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au



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.

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

metres to the buzzing Sunday morning markets for your fresh produce, popping into Coles just 600 metres down the road, or meeting friends at the Vic Park Hotel, only 500 metres away. It's a lifestyle that's as vibrant as it is convenient.

And let's talk about that corner block magic, savvy buyers know these are rare finds, especially in Vic Park. With strong growth potential and endless possibilities, this is a chance to secure not just a property, but an investment in your future.

The Home & What We Love?!

- *Amazingly Positioned
- *Year Built: 1965
- *Block Size: 377m2 with Build Up Area: 88m2
- *Corner Block
- *NBN (FTTP, the better one)
- *Easy access to nearby public transport
- *Private, Low Maintenance & Secure
- * Estimated rent of \$570.00 - \$600.00 p/w

Outgoings:

- * Council Rates: app. \$1,831.45 (FY 24-25)
- * Water Rates: app. \$1,040.52 (FY23-24)

So, what are you waiting for? Opportunities like this don't stick around for long. Presently tenanted by reliable tenants for \$415 per week until 13/03/2025 (recently increased last October 2024).

Contact listing agent, Edward Lim on 0408 929 655 (call or text) today and take the first step toward making your Vic Park dreams come true. Your next adventure starts right here, don't miss it!

** 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. **

More About this Property

Property ID	5FQDFFB
Property Type	House
Including	Floorboards Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicspark.com.au

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