

Victoria Park, 240 Berwick Street

ONE OF A KIND!

** To access more information regarding the property & to make an online offer, kindly go to <https://prop.ps/ljCHZgSMKgGjn> **

Proudly Presented by Edward Lim

Get ready to fall in love with the perfect blend of charm and convenience! Nestled in a vibrant neighbourhood, 240 Berwick Street is your dream home just waiting to be discovered. Imagine morning strolls to riverside parklands, quick jaunts across the causeway to the city, and a delightful array of restaurants just steps away from your front door.

This enchanting home, set on a generous 491m2 green title block, has been lovingly maintained and exudes timeless charm. Think high ceilings, polished jarrah floors, ornate ceiling roses, timber skirting, picture rails, and wall panels - all the classic details you



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For Sale
Please Call

View
ljhooker.com.au/5ES6FFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

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

adore.

Step inside to find two spacious bedrooms at the front, both bathed in natural light and featuring built-in robes. A third bedroom is tucked away at the rear, offering privacy and tranquillity. The sun-drenched open-plan living area is inviting and expansive, perfect for cosy evenings or lively gatherings.

The heart of this home is its impressive open plan kitchen, designed for both entertaining and everyday meals. With a freestanding 900mm SMEG gas burner cooktop/oven, rangehood, dishwasher, ample bench space, and plenty of cupboards, it's a chef's delight!

You'll love the industrial-style bathroom with a built-in toilet, shower, and bath, located conveniently at the rear of the home. The spacious laundry room boasts plenty of storage with wall cabinets to keep everything tidy and organised.

Step outside to a delightful alfresco area overlooking a fully fenced backyard, perfect for relaxing on hot summer afternoons or creating a fun space for the kids. Whether it's a trampoline or a small pool, the options are endless. Plus, there's a BIG powered shed with vehicle access from the side, ideal for a boat, project car, workshop, or even a pool table!

The home features NBN (FTTP - that's the good one) and reverse cycle air-conditioning split system throughout, keeping you and your family comfortable all year round.

The Property & What We Love?!

- * Superb Location with Awesome Lifestyle!
- * Ridiculously convenient
- * Charming facade
- * Built Year: 1921 | Block Size: 491m², Build Up Area: 209m² (including 53m² Workshop)
- * Green title block
- * Short stroll to vibrant Victoria Park cafe strip
- * Easy access to nearby public transport
- * Spacious & well proportioned
- * Open-Plan Kitchen, Dining, Living Area
- * Upgraded open plan kitchen
- * Reverse cycle air-conditioning split system in the living area, master bedroom & bedroom 2
- * Both master bedroom and bedroom 2 come with built-in robes
- * Huge backyard
- * NBN (FTTP, the better one)
- * BIG powered shed
- * Low Maintenance & Secure
- * Estimated Rental \$760 - \$780/week, not bad eh?!

Outgoings:

Council Rates: app. \$1,754.77 (FY 2023 - 2024)

Water Rates: app. \$861.57 (FY 2022 - 2023)

This gem won't last long - an inspection is a must! For more information or to schedule a viewing, contact listing agent, Edward Lim at 0408 929 655. Don't miss out on making 240 Berwick Street your new home!



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More About this Property

Property ID	5ES6FFB
Property Type	House
Land Area	491 m ²
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Workshop Built-in-Robes

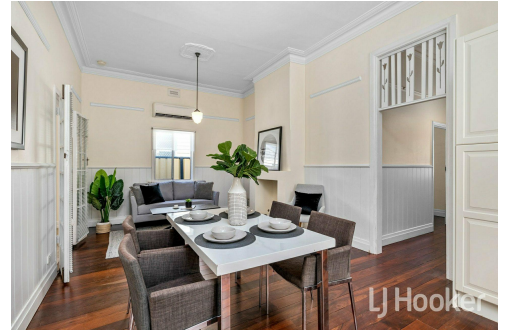
Edward Lim 0408 929 655

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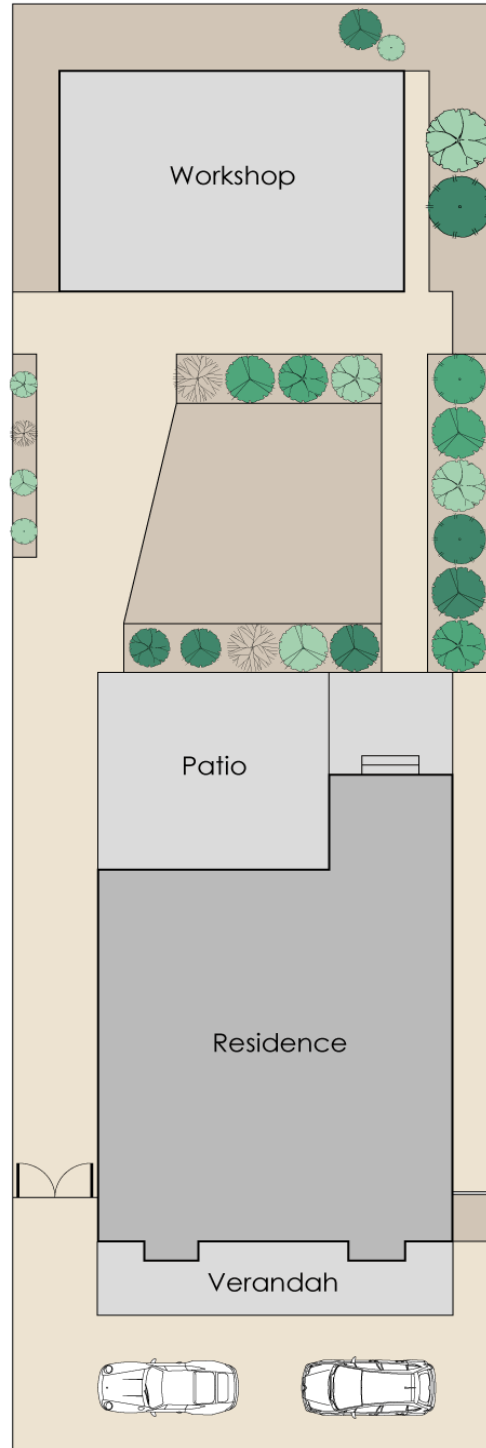
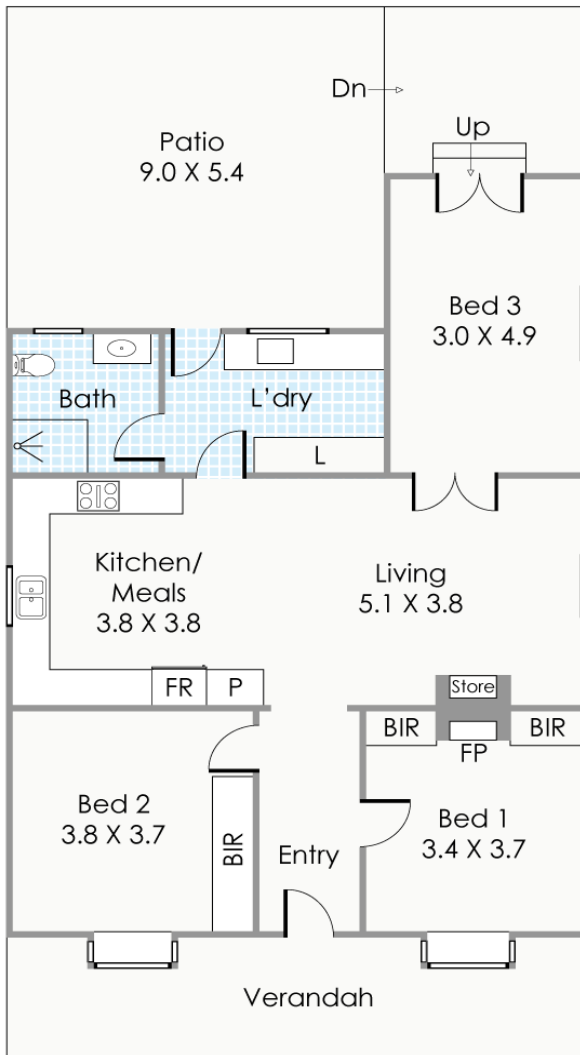
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(Not Actual Location)



Approximate Areas

Residence:	99m ²
Patio:	40m ²
Verandah:	17m ²
Workshop:	53m ²
Total Area:	209m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has 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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