



## Victoria Park, 38A Berwick Street

### ARE YOU READY?!

Proudly presented by Edward Lim...

Get ready to be blown away by 38A Berwick - a home so stunning, it practically redefines modern living. This isn't just another house on the block; it's a jaw-dropping, architectural masterpiece, custom-built by the renowned legends at Dale Alcock. It's practically brand new, packed with luxurious features that absolutely dominates the neighbourhood. With 3 spacious bedrooms, 2 pristine bathrooms, and an additional powder room, this double-storey beauty is designed for living life on your terms, and trust us, it takes your living experience to a whole new level.

Step inside and the excitement kicks off with an oversized front door that opens to a grand entrance hall. From here, you're greeted by soaring ceilings, pristine porcelain tiles, and an open-plan living space that oozes sophistication. This isn't just a lounge area; it's a showstopper, blending the living, dining, and family spaces seamlessly. And then, there's

3 2 2

#### For Sale

\*\*U/OFFER | FROM \$1.3M

#### View

[ljhooker.com.au/5FRVFFB](http://ljhooker.com.au/5FRVFFB)

#### Contact

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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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the courtyard. A wall of glass sliders invites in an abundance of natural light, connecting the inside to the outside like never before. The low-maintenance outdoor space, complete with exposed aggregate concrete floors and full fencing, is perfect for those fun-filled gatherings, whether it's a kids' playdate, pet antics, or a BBQ with friends. It's ready for whatever vibe you want to create!

Now, let's talk about the star of the show - the kitchen. This is no ordinary cooking space, it's a chef's dream come true. Think stone benchtops, soft-close cabinetry, and an undermount sink. High-end appliances, including a gas cooktop and electric oven, make whipping up gourmet meals a breeze. A walk-in pantry gives you all the space you need to prep without cluttering the main kitchen, and a breakfast bar that seats four? Yes, please! It's an entertainer's dream, and whether you're hosting a dinner party or whipping up something for yourself, this kitchen is more than up to the task.

The laundry? Don't even get us started. With sleek white cabinetry, ample storage, tiled splashbacks, and loads of benchtop space, it's more like a bonus room than a utility space. Oh, and there's a stylish powder room just for your guests.

Upstairs is where things get really luxurious. The master bedroom features an enormous walk-in robe and a fully-tiled ensuite that's practically a spa. With dual vanities, custom cabinetry, and a shower designed for relaxation, you might never want to leave. But wait, it gets better: the view! A stunning city backdrop and a private balcony that gives you the full CBD panorama - talk about a showstopper! And, with two more generously sized bedrooms with built-in robes and a separate bathroom and toilet, the upstairs area is a haven of comfort and style.

Keeping the temperature perfect year-round is a breeze with ducted reverse-cycle air conditioning, and parking is a dream with a double lock-up garage and room for two more cars behind an automatic gate.

Location? Oh, it's absolutely perfect. Just a stone's throw from the bustling Albany Highway cafe and restaurant strip, you're also within easy reach of Perth's CBD, Curtin University, and the Swan River. Public transport is right at your doorstep, making commuting a total breeze.

What We Love? Prepare to Be Amazed!

- \* Exceptional Location with Amazing Lifestyle!
- \* Year Built: 2022, Block Size: 288m<sup>2</sup>, Build Up Area: app. 236m<sup>2</sup>
- \* 3 bedrooms, 2 bathrooms, 3 WCs
- \* Double brick throughout
- \* Exposed concrete aggregate alfresco area
- \* Intercom access
- \* High end tapware throughout
- \* Modern glass stair balustrades
- \* Seamless indoor-outdoor living
- \* Perfect lock & leave
- \* Electric gate (with an app)
- \* Air conditioning system (controlled via app)
- \* Double glazed windows (windows facing the road, sliding doors upstairs)
- \* East access to nearby public transport



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\* Low maintenance & secure

Outgoings:

\* Council rates: \$2,960.57 (24/25 FY)

\* Water rates: \$1,369.32 (23/24 FY)

This home is bursting with features that simply have to be seen to be believed. It's not just a house - it's a lifestyle, and it could be yours! Ready to make this dream a reality? Call or text listing agent, Edward Lim at 0408 929 655 to inspect the property today.

\*\* 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 About this Property

Property ID	5FRVFFB
Property Type	House
House Size	236 m2
Land Area	288 m2
Including	Air Conditioning Toilets (3) Courtyard Built-in-Robes Fully Fenced City Views

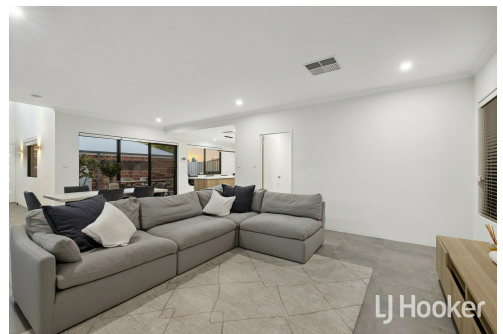
**Edward Lim 0408 929 655**

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