

Victoria Park, 45 McMillan Street

Embrace The Perfect Lifestyle!

Proudly presented by Edward Lim

Life just got a whole lot more exciting at 45 McMillan Street! This fantastic home is all about living the good life, where every day feels like a fabulous adventure! Picture this, lazy Saturday mornings strolling to your favourite cafe or grabbing take-away for dinner with a leisurely walk. It's a breeze to access everything you love - restaurants, bars, shops, fitness centres, parks, weekend farmer's markets, and even the stunning Swan River! Whatever you desire, it's right at your fingertips! But wait, there's more! Positioned in the sought-after Victoria Park Primary School catchment area and surrounded by choices of nearby private schools, this place is a jackpot for the whole family!

Brace yourself for four bedrooms, two bathrooms, and a jaw-droppingly



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

Please Call

View

ljhooker.com.au/5D4GFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

GENEROUS open plan kitchen, living, and dining area - all sitting on a fabulous 364m2 Green Title block! You've just found the HOME of your dreams!

Fully fenced and with a gigantic undercover alfresco area at the rear, this spot is made for relaxation and entertainment, it'll quickly become your favourite place to be!

As you enter, a light-filled formal lounge area greets you with open arms. And there it is - the crown jewel of the entry level - a large master bedroom with a generous walk-in robe and a private ensuite bathroom that screams both practicality and convenience!

Moving deeper into the heart of the home, a sprawling open plan family living area, adorned with modern wooden flooring, beckons you. Behold, the kitchen of your wildest fantasies - boasting plentiful cupboards and bench space, modern appliances, heaps of storage, and a walk-in pantry! Prepare to unleash your inner chef and dazzle family and friends with your culinary prowess!

Now, down the hallway, you'll find three more good-sized bedrooms, all equipped with built-in robes. Perfectly positioned away from the master, these bedrooms offer extra privacy for guests or family members. And yes, there's a common bathroom to serve them all. Plus, a separate laundry area with a separate WC and direct access to the outside clothesline area - how convenient is that?

Comfort is key, and this home has got you covered year-round! Adequately insulated and equipped with four split-system air conditioners, you'll stay cool in summer and cosy in winter - the perfect setting for your everyday adventures!

Parking? Sorted! A double lock-up garage with allocated parking bays and two additional off-street spots right in front of the garage - plenty of room for everyone!

Oh, and did we mention the Super-Fast Internet with NBN installed? Perfect for both business and leisure - you'll stay connected to the digital world seamlessly!

The Home & What We Love?!

* Year Built: 1999

* Block Size: 364m2 | Build Up Area: 149m2

* High sought after area, offering you the best of convenience & a vibrant lifestyle

* Multiple living area | spacious & well proportioned

* Embrace the freedom of an expansive open-plan area where the kitchen seamlessly flows into the dining and living spaces, creating the perfect environment for socialising & family time

* Master bedroom, complete with ample storage in the walk-in robe & a private ensuite that exudes comfort

* Enjoy the convenience of built-in robes in bedrooms 2, 3 & 4, providing organised storage solutions for clothing & belongings

* Split reverse cycle air conditioning system throughout | Stay comfortable year-round with the efficient and effective reverse cycle air conditioning system that provides climate control throughout the home (4 of them)



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- * Spacious undercover patio | Entertain guests or simply unwind in style under the generous undercover patio, creating a perfect outdoor sanctuary for relaxation and gatherings
- * Double lock up garage | Park your vehicles securely & have the added convenience of a double lock-up garage, providing ample space for parking & storage
- * Easy access to nearby public transport | Enjoy hassle-free commuting with the convenience of easy access to nearby public transport options
- * Experience peace of mind in a private & secure property that requires minimal maintenance, allowing you to focus on the things that matter most
- * Estimated rental \$820 - \$840/week | A no brainer investment property!

Outgoings:

- * Council Rates: \$2,212.53 (FY 2023/2024)
- * Water Rates: \$1,234.90 (FY 2022/2023)

If you're looking for a home that's the epitome of style, comfort, and a touch of magic or a great investment property, look no further! Embrace the magic of 45 McMillan Street and get ready to live your best life in a place that radiates positive vibes. Come and experience the grandeur for yourself!

This fantastic home is currently rented to reliable tenants for \$800/week until 21/9/2023 with tenants happy to renew their lease.

For more information, simply call or text listing agent, Edward Lim on 0408 929 655.

** 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.**



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More About this Property

| | |
|----------------------|---|
| Property ID | 5D4GFFB |
| Property Type | House |
| Land Area | 364 m ² |
| Including | Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage |

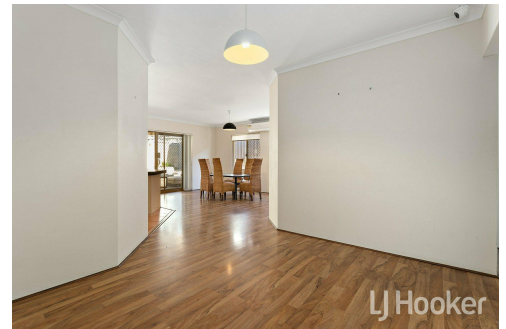
Edward Lim

Sales Consultant | edward.lim@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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