



Victoria Park, 47B Teague Street

STEP INSIDE & FALL IN LOVE!

Proudly presented by Edward Lim...

Tucked away in complete privacy, this hidden gem is a true showstopper! From the moment you step inside, a sense of serenity, space, and effortless style welcomes you. This is a home that truly has it all. Welcome to 47B Teague Street!

Fresh, inviting, and brimming with character, this stunning residence is perfect for first-home buyers, savvy investors, and downsizers seeking comfort without compromise. Every inch of this thoughtfully designed home is crafted to make daily living effortless and enjoyable.

An open-plan kitchen, dining, and living area seamlessly blend together, offering an airy, welcoming atmosphere. The sleek kitchen - fitted with modern appliances - turns meal prep into a delight, while the easy-care bamboo wooden flooring adds a touch of warmth



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
**U/OFFER | FROM \$929 K

View
ljhooker.com.au/5FUKFFB

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

and elegance. A practical laundry cleverly hidden away makes everyday chores a breeze.

All three spacious bedrooms boast built-in robes, providing ample storage and a cosy retreat after a long day. The master suite comes complete with a private ensuite, while the second bathroom ensures comfort and convenience for the rest of the household.

Step outside to your own private courtyard - a tranquil oasis where you can soak up the sun, sip your morning coffee, or fire up the BBQ with friends. With minimal upkeep required, this space is perfect for relaxing and entertaining all year round.

Practicality meets perfection with a double lock-up garage plus a storeroom, giving you plenty of space to park and store your essentials.

The lifestyle here? Unbeatable. Start your mornings with a short walk to one of the area's charming cafes, and let your evenings come alive with the vibrant dining scene along Albany Highway. Need some fresh air? Take a leisurely stroll to John Bissett Reserve or nearby parks for a peaceful retreat. With shops, gyms, medical centers, and seamless public transport at your fingertips, convenience is always within reach.

This isn't just a home, it's your key to the ultimate Vic Park lifestyle!

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 2013
- * Block Size: 220m2 with Build Up Area: 188m2 (residence: 137m2, garage: 33m2, store room: 3m2, patio: 15m2)
- * Seriously spacious & well-proportioned throughout
- * Low-maintenance garden beds
- * Plantation shutters
- * Solar panels
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$920 - \$950/week, how good is that?!

Outgoings:

- * Council Rates: app. \$2,378.15 (FY 24-25)
- * Water Rates: app. \$1,251.65 (FY 23-24)
- * Strata Levies: NO SUCH THING!

Opportunities like this don't last! Contact listing agent Edward Lim on 0408 929 655 today to secure your dream home before it's gone!

** 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. **



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More About this Property

Property ID	5FUKFFB
Property Type	House
Land Area	220 m2
Including	Ensuite Toilets (2) Courtyard Floorboards Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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