



Victoria Park, 50B Teague Street

Grand Design!

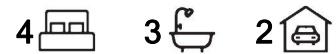
Proudly presented by Fulton Borthwick

Looking for a home that blends exceptional design with practical living? This 4-bedroom, 3-bathroom, 3-storey residence is nothing short of spectacular from its striking architecture to its meticulous craftsmanship.

Offering the ultimate lock-&-leave lifestyle, combining style, space, and convenience, it's a rare find that will leave you in awe.

Impeccably presented 50B boasts high quality fixtures and fittings throughout and a flexible floor plan allowing for intergenerational living.

Must be seen to be fully appreciated!



For Sale
From \$1,175,000

View
ljhooker.com.au/5FJ0FFB

Contact
Fulton Borthwick
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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.

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

Extensive list of features and benefits include:

Ground Floor

- *Open plan living/dining with the elegance and warmth of timber flooring
- *Gourmet light filled kitchen featuring Essa stone benchtops, Delonghi gas cooktop, 90cm Robinhood range hood, high gloss cabinetry, soft-close doors, glass splashbacks, ergonomic cupboards, & pantry
- *Guest bedroom 4 downstairs-(highly desirable) with vinyl timber flooring and split aircon
- *Powder room with shower adjoining the guest room. So handy!
- *Laundry with ample cupboard space, broom closet, and floor-to-ceiling tiling
- *Fully enclosed alfresco with cedar panelling, downlights, ceiling fan, & luxury tiling. The perfect space for year-round entertaining.

First Floor

- *Master suite with a spacious walk-in robe & exquisite ensuite featuring dual vanity, Mizu soaker bath, dual rainwater showers, quality tapware, & floor-to-ceiling tiling. French doors open to your private balcony / sunroom.
- *Sunroom off the master, ideal for relaxation and solitude, read a book or enjoy your favourite beverage.
- *Two additional spacious bedrooms with built-in robes
- *Stylish well-appointed second bathroom with dual shower heads & a convenient powder room

25sqm Mezzanine 3rd Floor

- *New York-style loft, perfect as a study, activity room, or teenager's retreat. With natural light flooding in through 6 high-light windows, this space includes reverse-cycle aircon, power, & phone points

Additional Features

- *High-quality finishes throughout, including Arnham Land Coolabah s/gum vinyl flooring and plantation shutters
- *Energy-efficient with solar PV power (3.3KW) & individual micro-inverters
- *Split-system aircon downstairs
- *Fully ducted reverse-cycle upstairs



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*Private & secure with alarm system, pet-friendly sensors, remote-controlled front security gate, and double carport

*Plumbing for fridge with filtered water/ice maker connection

Perfect Location

*Close to schools, shops, public transport, Perth Stadium, Crown Complex & the CBD. Walking distance to the vibrant Victoria Park café strip, restaurants, bars & Mineral Resources Park.

Council: \$2,542.16pa (24/25FY)

Water: \$1,310.46pa (23/24FY)

Strata Fees: Nil

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More About this Property

Property ID	5FJ0FFB
Property Type	House
Including	Study Air Conditioning Alarm Outdoor Entertaining Secure Parking Solar Panels

Fulton Borthwick 0481 194 439

Sales Consultant | fultonborthwick@ljhvicpark.com.au

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