

## Victoria Park, 63 Mackie Street

Your Next Chapter Awaits

Proudly presented by Edward Lim...

Meet 63 Mackie Street, where history whispers secrets and modern luxury reigns supreme! Situated on a street-front 278m2 survey strata block, this home is a treasure trove boasting three lavish bedrooms and a sprawling open-plan living area designed to exceed your wildest dreams.

Step into a time capsule as you cross the threshold of this mesmerising brick and tin beauty, a masterpiece born in 1921. Overflowing with charisma, from its lofty ceilings and intricate picture rails to its gleaming jarrah floors and original fireplaces, every nook and cranny exudes the irresistible charm of yesteryear. Immaculately preserved and thoughtfully updated, this isn't just a house, it's a warm sanctuary beckoning you to craft memories that will last a lifetime!

3 1 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5EM1FFB](https://ljhooker.com.au/5EM1FFB)

**Contact**  
**Edward Lim**  
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[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)



**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**

Gather 'round the inviting open-plan lounge area, the heart of the home where bonds are forged and adventures begin. Whether you're unwinding after a hectic day or weaving tales with loved ones, this cosy corner is where magic happens. Step into the soul of the home, where every embrace is warmer, every laugh echoes louder, and every moment is etched with pure joy!

Prepare to be dazzled by the open-plan kitchen, a culinary haven where style meets functionality in perfect harmony. Indulge in abundant storage, expansive granite countertops, and top-of-the-line appliances that transform cooking into an art form. Get ready to whip up culinary delights and serve happiness on a platter!

The floorplan seamlessly integrates the open-plan living, dining, and kitchen areas, leading effortlessly to the vast outdoor oasis at the rear. It's like stumbling upon a hidden paradise right in your own backyard, inviting you to unwind and bask in the serenity.

Location-wise, it's a sanctuary of luxury and tranquillity nestled in the highly coveted Raphael Park Precinct, a haven for those seeking the finer things in life. Immerse yourself in a world of delectable dining, vibrant nightlife, and trendy boutiques, all within arm's reach. With lush parks and the majestic Swan River nearby, every day promises adventure. Plus, enjoy the convenience of being within the coveted catchment area of Victoria Park Primary School, surrounded by esteemed private school options.

Opportunities like this are as rare as they come, nestled in coveted locales and brimming with potential. Your family's next chapter awaits, ready to embrace you with open arms and create a lifetime of cherished memories.

#### The Home & What We Love!

- \* Year Built: 1921 | Survey Strata Block Size: 278m<sup>2</sup> with Build Up Area: app. 131m<sup>2</sup>
- \* Exceptional Lifestyle in a Superb Location!
- \* Renovated & spacious 3 bedrooms, 1 bathroom character home
- \* Spacious & well-proportioned living spaces for comfortable living
- \* An open plan kitchen that transforms cooking into a chef's delight
- \* Relaxing and roomy bedrooms, super spacious, comfortable retreats
- \* Ducted reverse cycle air conditioning system throughout
- \* Double carport, ensuring safety & convenience
- \* Front and rear reticulation system
- \* Not 1 but 2 fireplaces with marble surrounds
- \* High end open plan kitchen (granite benchtops, under mount sink & bulk head)
- \* Gas hot water system for endless soothing showers
- \* Revel in the ease of low-maintenance and secure living for unrivalled peace of mind
- \* NBN ready (FTTP), perfect for both leisure and business use
- \* Estimated rental \$780-\$800/week, this property isn't just a home, it's a smart investment!

#### Outgoings:

- \* Council Rates: \$1,780.19 (FY 2023- 2024)
- \* Water Rates: \$1,038.68 (FY 2022 - 2023)

Don't let this chance slip through your fingers. Contact listing agent Edward Lim today at 0408 929 655 to embark on a journey to your dream home!



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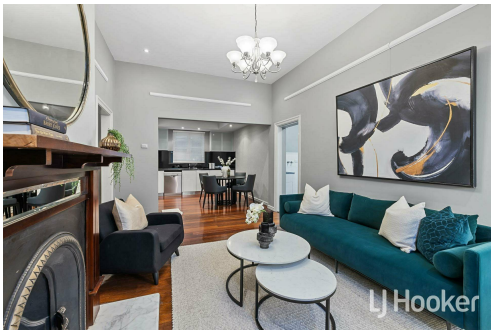
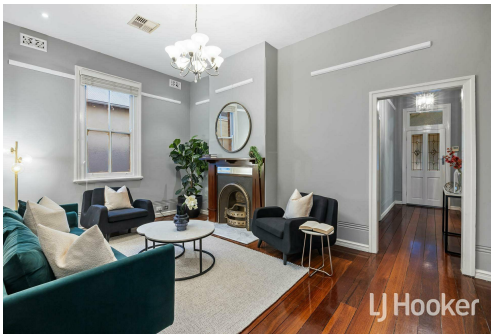
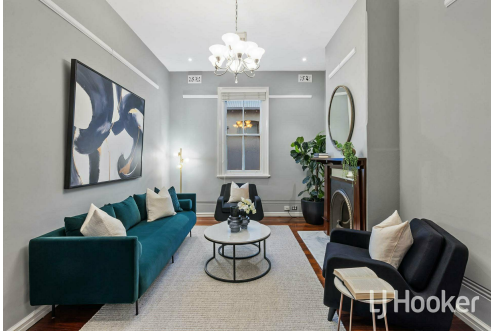
\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*

## More About this Property

Property ID	5EM1FFB
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Outdoor Entertaining

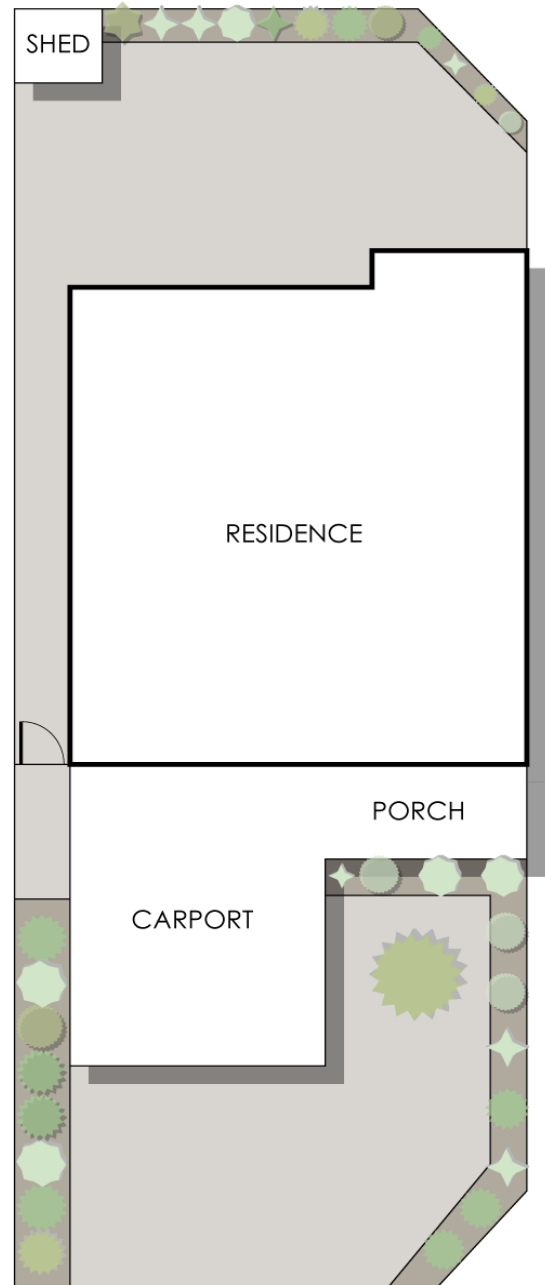
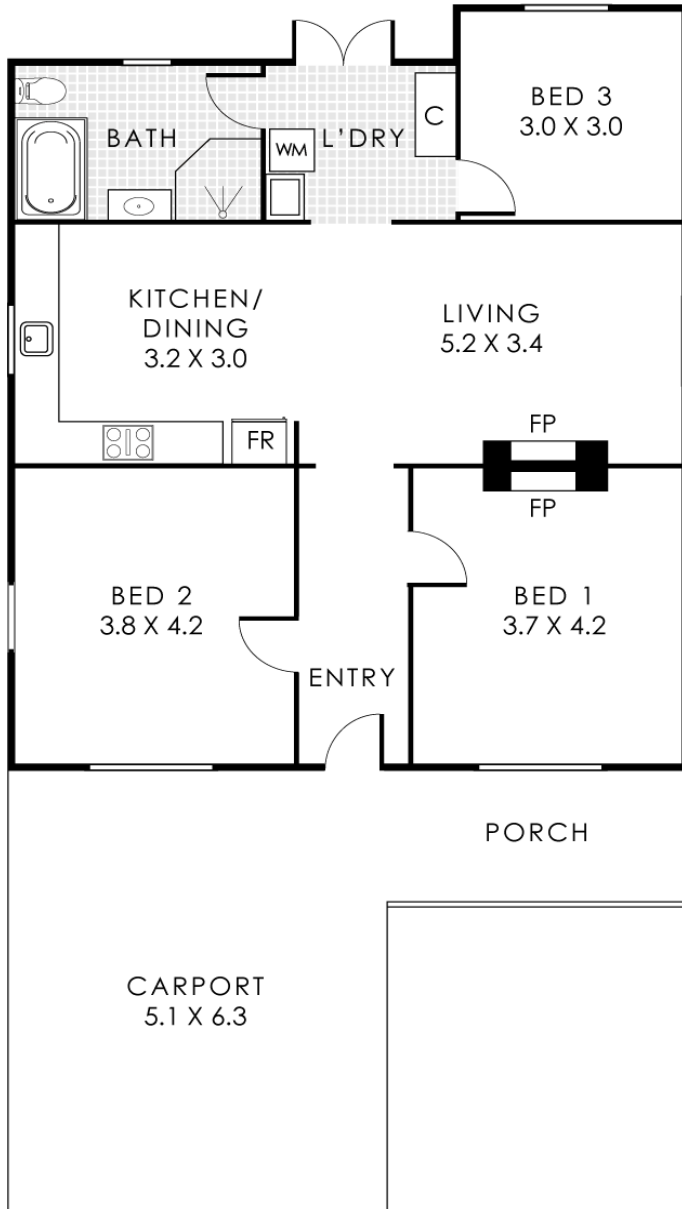
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## 1/63 Mackie Street, Victoria Park

Residence 91m<sup>2</sup> | Carport 32m<sup>2</sup> | Porch 8m<sup>2</sup>  
**Total Area 131m<sup>2</sup> | Total Strata Lot 278m<sup>2</sup>**



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 on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIB 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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