



70 Gresham Street, Victoria Park

Grand Double-Storey Residence in the Prestigious Sunbury Park Estate

Positioned in one of Victoria Park's most tightly held enclaves, this substantial five-bedroom, three-bathroom double-storey residence delivers scale, quality and lifestyle in equal measure. Surrounded by other high-calibre homes in the esteemed Sunbury Park Estate, this is a rare opportunity to secure a family home of genuine presence in a neighbourhood renowned for its community feel, leafy streets and enduring value.

Built in 2008 with uncompromising craftsmanship, the home boasts double-brick construction throughout—a hallmark of longevity and acoustic comfort that is increasingly hard to find in modern builds. From the moment you arrive, the home's generous proportions and timeless facade set the tone for a residence designed to elevate everyday living.

Across two expansive levels, the home offers exceptional versatility:

Upper Level

- Four oversized bedrooms, each with excellent natural light and

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FOR SALE
Early \$1 Millions

AGENTS

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AGENCY

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storage

- Two well-appointed bathrooms, including a spacious family bathroom
- Activity/living area for kids to hangout
- A sense of privacy and separation ideal for growing families

Ground Level

- A good size guest bedroom with its own ensuite, perfect for multi-generational living, guests, or a luxe home office
- Two separate living areas, offering flexibility for formal entertaining, relaxation, or children's breakout zones
- A generous kitchen with excellent bench space and storage, seamlessly connected to the main family living and dining area-perfect for hosting and everyday family life

Every space has been thoughtfully considered to maximise comfort, flow and functionality.

This is a home that places you at the centre of everything that makes Victoria Park one of Perth's most desirable suburbs:

- A short stroll to Victoria Park Train Station, making commuting effortless
- Moments from Albany Highway's vibrant café and restaurant strip-your morning coffee, weekend brunch or dinner out is always within easy reach
- Surrounded by beautiful parks and green spaces, ideal for families, pets and outdoor enjoyment
- Under 10 minutes to the Perth CBD, offering unbeatable convenience for professionals

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

<https://prop.ps//QSJNtL3lMeSu>

Sunbury Park Estate is known for its quality streetscapes, neighbourly atmosphere and enduring appeal-an address that continues to attract discerning buyers seeking both lifestyle and long-term value.

Specifics

- 206sqm Green title block & 280 sqm Built up area
- Double brick construction
- Double lock up Garage
- New Ducted reverse cycle air-conditioning
- Undercover alfresco through the sliding doors

Outgoings

- Council Rates \$3,200 per annum Approx.
- Water Rates \$1700 per annum Approx.

Homes of this scale, construction quality and proximity to amenities are seldom available. Whether you're upsizing, accommodating extended family, or seeking a premium residence in a blue-chip location, 70 Gresham Street delivers a level of comfort and prestige that stands out in today's market.

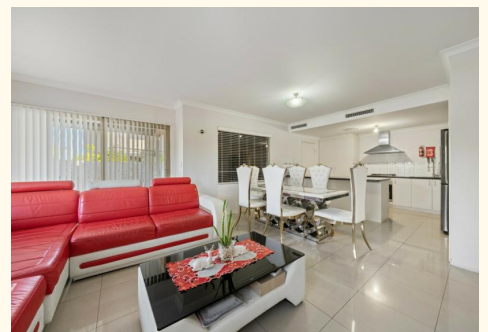
This is more than a home-it's a statement of lifestyle, convenience and enduring quality.

MORE DETAILS

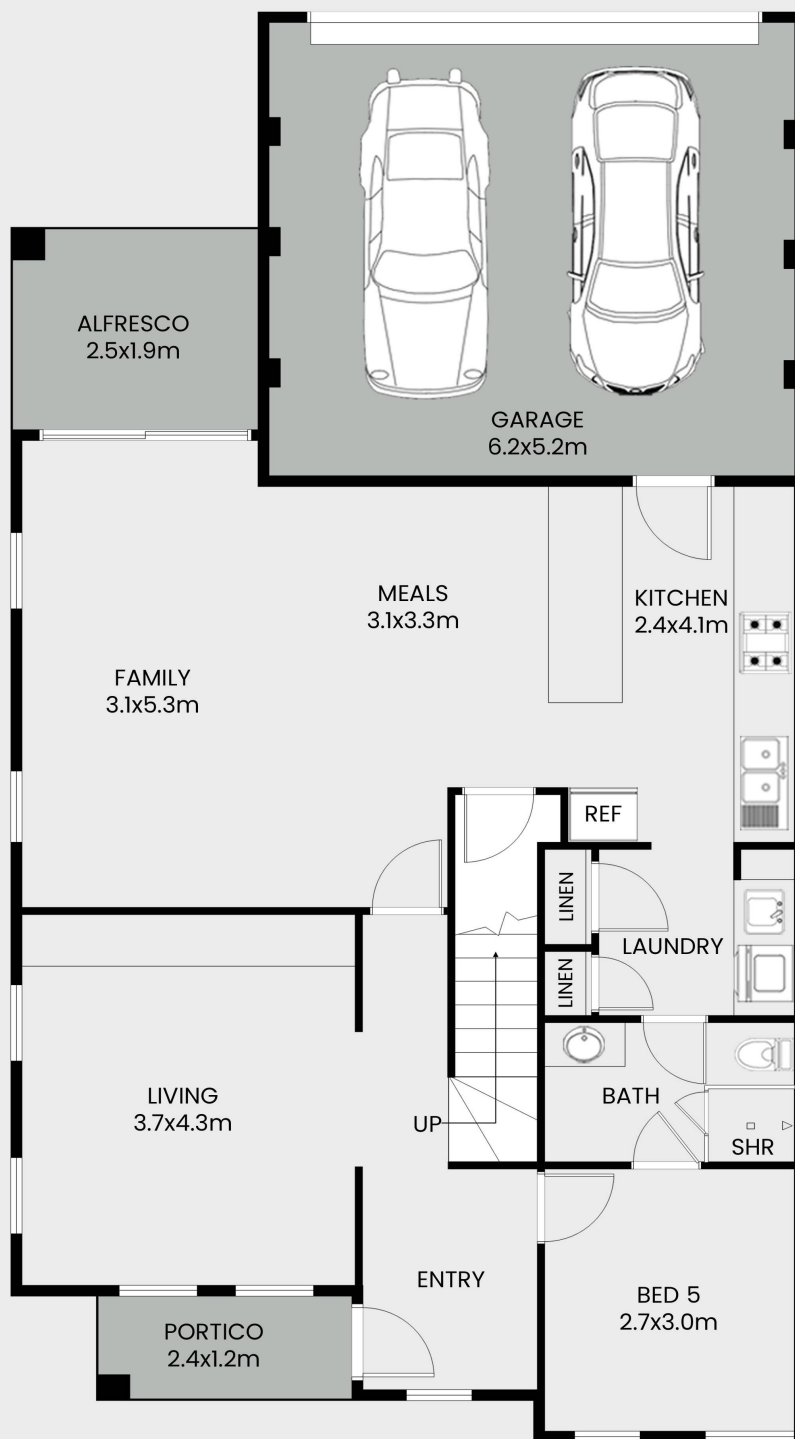
Property ID	5GR1FFB
Property Type	House
House Size	256 m2

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GROUND FLOOR

GROUND FLOOR	153.79m ²
FIRST FLOOR	130.13m ²
TOTAL AREA	283.92m ²



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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