



Victoria Park, 71 Cargill Street

MADLY IN LOVE!

Proudly Presented by Edward Lim...

Step into a rare red-brick jewel in the heart of the Raphael Park Precinct! Sitting proudly on a 449m2 corner block, this 100yr-old beauty is a seamless blend of old-world elegance & contemporary living. Expanded to include 4 spacious bedrooms, 2 bathrooms & study, this grand home oozes Victoria Park style!

From the moment you enter, you'll be captivated by its tuck-pointed walls, corbelled archways & soaring high ceilings. The polished jarrah floors, sweeping verandahs & gorgeous cast iron clawfoot bath speak to its 1920s origins - timeless, elegant & unique.

Watch sunlight dance through stained-glass windows, bringing life & warmth. Meticulously maintained & beautifully presented, there's nothing left to do except add your personal flair. You'll be blown away by the details - cedar-lined verandah ceilings & French doors with



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
CONTACT AGENT

View
ljhooker.com.au/5FBBFFB

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LJ Hooker Victoria Park | Belmont
(WA)
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plantation shutters opening to the limestone courtyard - perfect for weekend brunches!

The rear guest bedroom, with its own ensuite, offers privacy & comfort, while the master bedroom, complete with a cosy fireplace and built-in storage, makes for the ultimate personal retreat. The fully reticulated, pet-friendly garden adds an easy-care touch.

Walk to local cafes, restaurants, parks & the river, or hop on a bus to the city at your doorstep. With NBN (FTTP), reverse cycle air conditioning, secure off-street parking behind an electric gate & low-maintenance landscaping, this home has every modern convenience.

And that's not the end of the story...

- * Year Built: 1920 Green Title Block: 449m2 with Build Up Area: app. 184m2
- * 4 bedrooms, 2 bathrooms character home
- * Spacious & well-proportioned living spaces
- * Exquisite chandeliers throughout adding a touch of elegance
- * High quality plantation shutters for both privacy & style
- * A chef's delight open plan kitchen
- * Relaxing & roomy bedrooms
- * Reverse cycle split system air conditioners in both living & master
- * Gated undercover parking (up to 2 vehicles)
- * Fully reticulated throughout (including verge)
- * Estimated rental \$1050 - \$1100/wk

Outgoings:

- * Council: app. \$2214.14 (FY24-25)
- * Water: app. \$1192.79 (FY23-24)

Inspection is an absolute must. Start making memories in this one-of-a-kind property!

* 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	5FBBFFB
Property Type	House
Land Area	449 m ²
Including	Ensuite Air Conditioning Toilets (2) Fire Place Floorboards Secure Parking

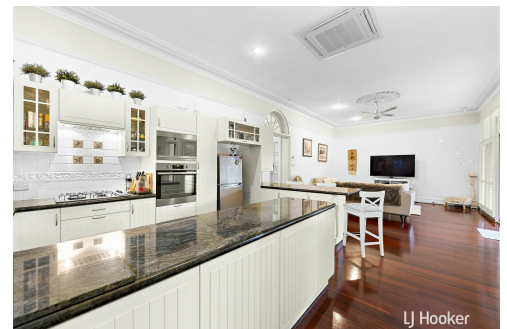
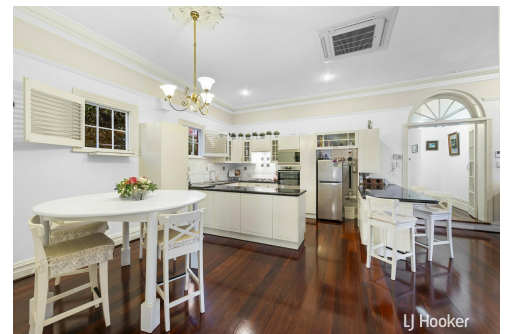
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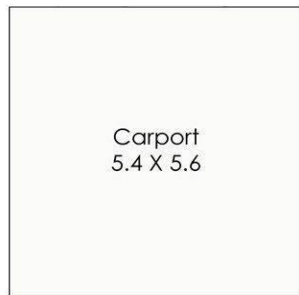
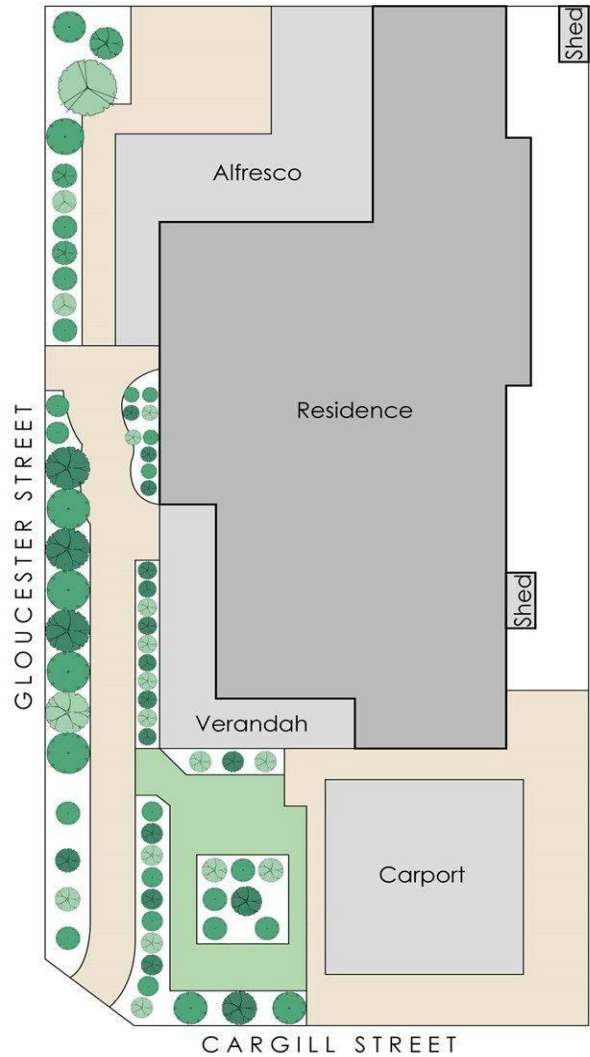
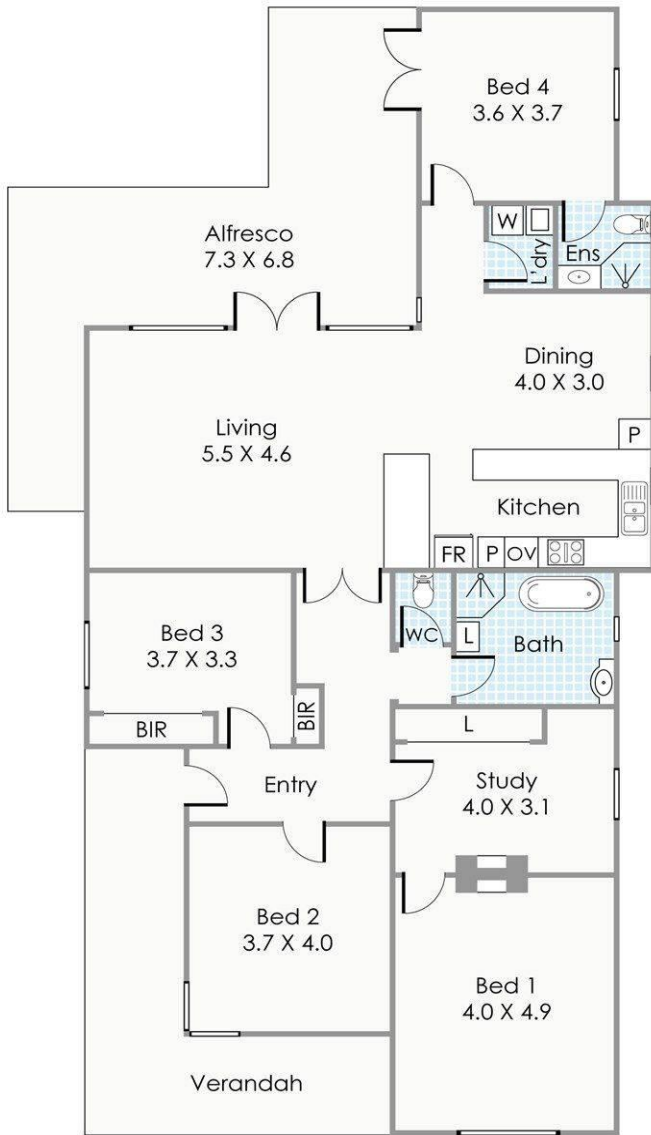
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Approximate Areas

(Not Actual Position)

- Residence: 158m²
- Carport: 30m²
- Alfresco: 35m²
- Verandah: 21m²
- Total Area: 244m²

This floorplan is for illustration purposes only to show the layout of the property.
 Measurements and total areas do not include or account for wall thickness
 or roof area under eaves. Not to be used for any other purpose.
www.cribcreative.com.au



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