

## Victoria Park, 79 Kitchener Avenue

Sublime Character in Oasis Setting



Step into a timeless piece of history where old world charm meets modern comfort. This captivating circa 1915 weatherboard and Iron home is more than just a residence-it's a sanctuary that radiates warmth and nostalgia. Character homes like this are rare gems. The fortunate buyer will not only own a charming home but also a slice of Victoria Park's rich history.

**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/5FDWFFB](http://ljhooker.com.au/5FDWFFB)

**Contact**  
**Fulton Borthwick**  
0481 194 439  
[fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@ljhvicpark.com.au)

Character features Include:

- \* Fully decked wrap around verandah
- \* High ceilings
- \* Picture rails
- \* Ceiling rosettes
- \* Jarrah floorboards
- \* Archway with amazing decorative mouldings.



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

**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.

- \* Lead lights
- \* Classic light fittings

What's on offer:

- \* Open plan kitchen/meals/family
- \* Formal lounge with ornate working fireplace and access to veranda via French doors with Phantom screens
- \* Family has Archer gas log fire heater. Dining with reversible fan.
- \* Kitchen with Bosch gas cooktop, Simpson wall oven / grill, double stainless-steel sink, Bosch dishwasher, pantry.
- \* 3 great sized bedrooms
- \* Master with split air con, wall to wall built in robes and well-appointed spacious bathroom
- \* Bedroom 3 also with ornate working fireplace
- \* Family bathroom
- \* Laundry with walk in linen
- \* Alfresco with water feature positioned in a private & serene setting-a great place to unwind with family and friends

Additional features

- \* 502sqm of prime land
- \* Fully ducted Coolbreeze evap air con.
- \* Amazing tropical oasis enveloping the front & side courtyards
- \* Loft storage
- \* Off-street carport parking for at least 3 motor vehicles
- \* Storeroom
- \* 5m dedicated workshop space
- \* Security alarm
- \* Intercom
- \* Crimsafe security screens on front/back door & most windows
- \* External gas point for BBQ
- \* Bore and fully automatic retic system

The Location

Situated just 5 minutes from the CBD, Crown Casino, Optus Stadium, and key arterial roads, convenience is at your doorstep. Enjoy easy access to shops, schools, and the vibrant Victoria Park cafe and restaurant strip, not to mention close proximity to Victoria Park railway station, offering stress-free commuting options.

Outgoings:

- \* Council \$1995.46 FY24/25
- \* Water \$1108.43 FY23/24
- \* NO Strata Fees

This is not just a home; it's a lifestyle and an opportunity to become part of Victoria Park's vibrant community. Seize the day!



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## More About this Property

<b>Property ID</b>	5FDWFFB
<b>Property Type</b>	House
<b>House Size</b>	131 m <sup>2</sup>
<b>Land Area</b>	502 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Alarm Intercom Fire Place Balcony Dishwasher Outdoor Entertaining

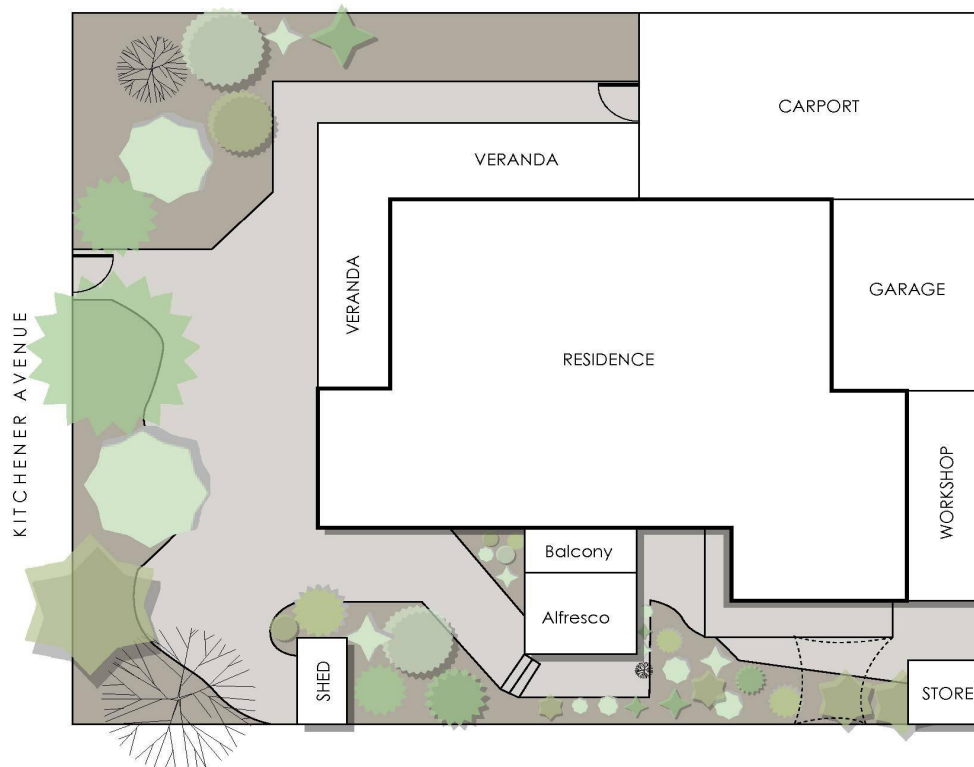
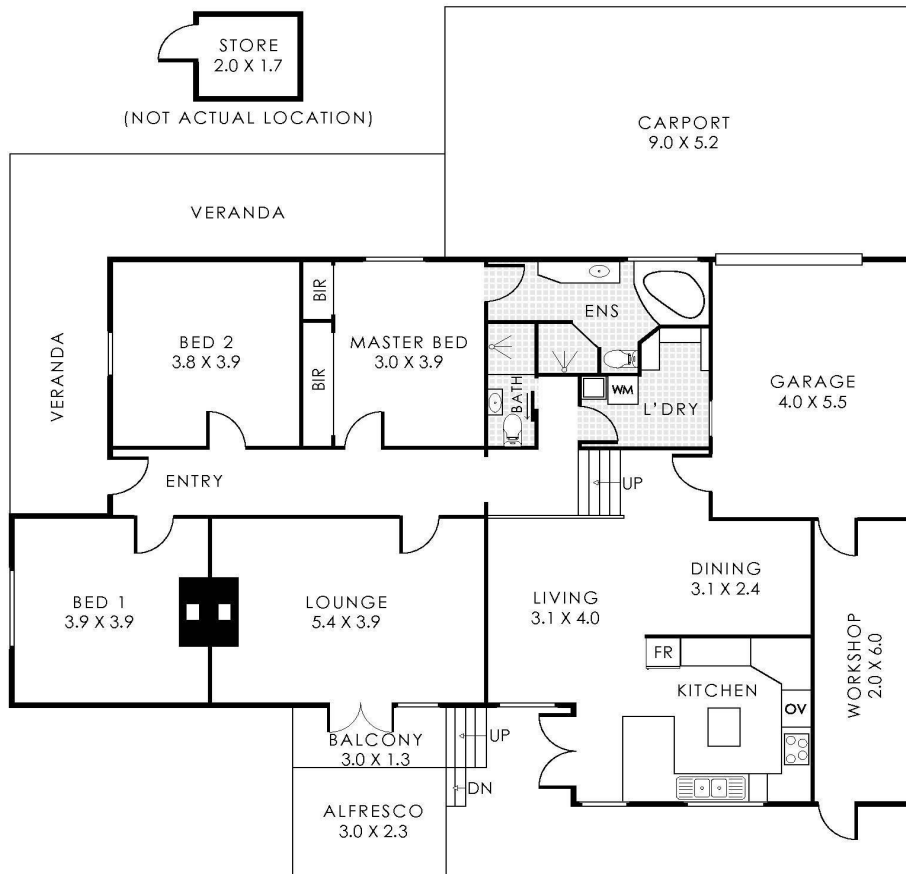
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## 79 Kitchener Avenue, Victoria Park

Residence 148m<sup>2</sup> | Store 4m<sup>2</sup> | Garage 17m<sup>2</sup> | Carport 47m<sup>2</sup> | Balcony 4m<sup>2</sup> | Veranda 26m<sup>2</sup> | Alfresco 7m<sup>2</sup> | Workshop 12m<sup>2</sup>  
**Total Area 265m<sup>2</sup> | Total Lot Size 502m<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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib 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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