

Victoria Park, 79B McMillan Street

Hey Beautiful!

Presented by Edward Lim...

Tucked away behind a charming character home, 79B McMillan is a delightful surprise waiting to be uncovered! Built with enduring quality in 1989, this double brick 3-bedroom sanctuary stands proudly on 323m² of land, offering a haven of tranquillity in vibrant Victoria Park.

Step into your own private retreat, where a fully fenced yard provides ample space for furry friends and playful adventures. With a double lock-up garage offering secure off-street parking, convenience is at your fingertips. The expansive driveway ensures easy manoeuvrability for vehicles, making every arrival a breeze.

Inside, be greeted by lofty ceilings and sun-drenched living spaces that define this inviting abode. Each bedroom boasts built-in storage, while the master bedroom treats you to

3 1 2

For Sale
Please Call

View
ljhooker.com.au/5EMYFFB

Contact
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picturesque views of the front yard and its soothing water feature through feature windows.

Your journey continues as you step onto the welcoming front verandah, adorned with natural timber French doors that beckon you inside. A spacious kitchen and dining area, easily separated from the living space, offer the perfect backdrop for culinary adventures and intimate gatherings.

Every corner of this home invites you to unwind amidst lush greenery and manicured gardens - a sanctuary where you can truly escape the hustle and bustle of daily life.

But wait, there's more! Stay effortlessly connected to the digital world with super-fast NBN internet, catering to both work and play seamlessly.

Embrace the essence of easy living with a leisurely stroll to your favourite cafe or a relaxed evening by the Swan River. With an array of dining, shopping, and recreational options at your doorstep, every day promises new adventures and cherished memories.

And for families, rest assured knowing that you're nestled within the sought-after catchment area of Victoria Park Primary School, surrounded by esteemed private schools - a true haven for the whole family!

The Home & What We Love?!

- * Exceptional Location with Amazing Lifestyle!
- * Whisper QUIET, so PRIVATE...
- * Year Built: 1989 | Block Size: App. 322m2, Total Build Up Area: 146m2
- * High ceilings throughout
- * Security alarm system with panic button in the main bedroom
- * Dimmable LED in lounge/dining
- * Separate laundry with outdoor access
- * Phantom screen to front door, dining and main bedroom
- * Ducted air conditioning (reverse cycle)
- * Outdoor blinds for rear windows (for additional insulation)
- * Powered garage for 2 vehicles and overhead storage
- * Seamless indoor-outdoor living
- * Victoria Park primary school catchment area
- * Low maintenance & secure
- * Easy access to nearby public transport
- * Estimated rental \$720 - \$740/week, ka-ching!

Outgoings:

- * Council Rates: \$1,958.22 (FY 2023 - 2024)
- * Water Rates: \$1,134.02 (FY 2022 - 2023)
- * Strata Levies: No Such Thing!

Move-in ready and brimming with charm, this is more than a home, it's a lifestyle waiting to be embraced. For more details or to experience the magic firsthand, reach out to listing agent Edward Lim at 0408 929 655.

Your oasis awaits!



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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	5EMYFFB
Property Type	House
Land Area	322 m ²
Including	Air Conditioning Ducted Cooling Toilets (1) Alarm Courtyard Built-in-Robes Remote Garage

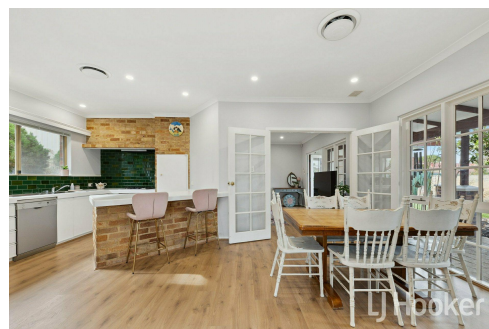
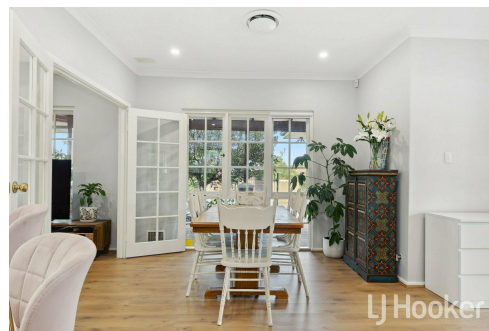
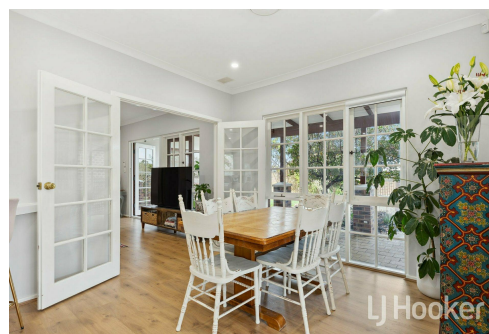
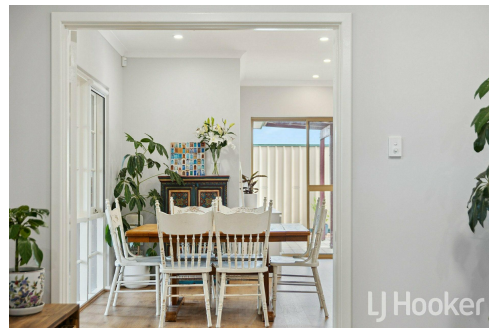
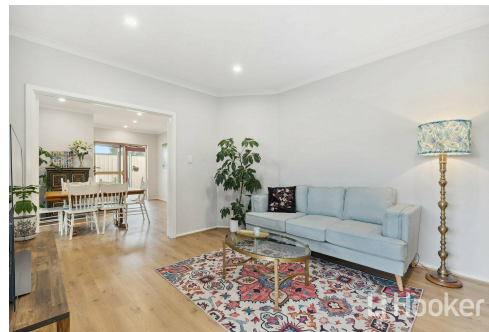
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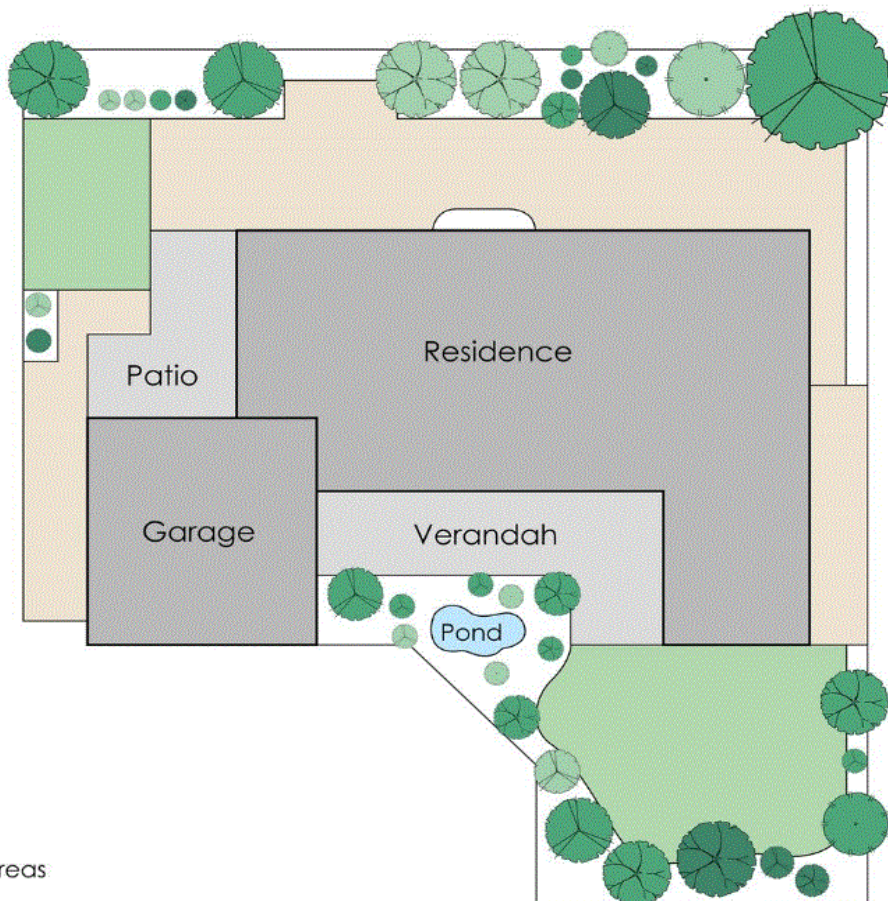
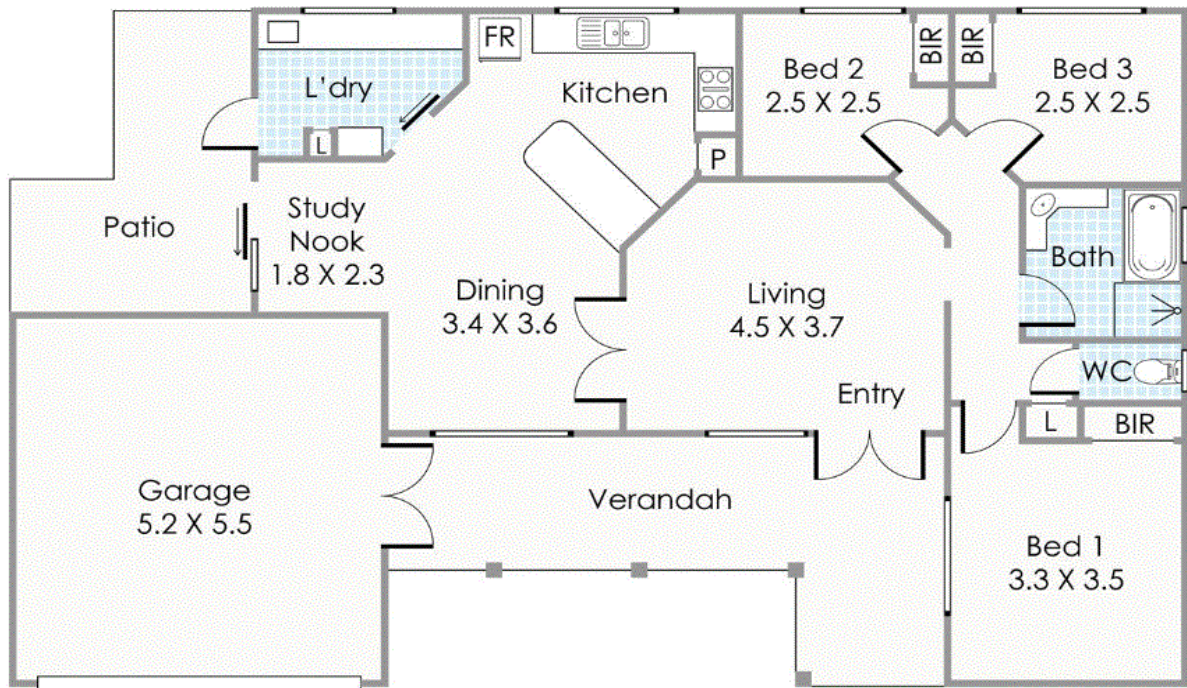
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Approximate Areas

Residence:	84m ²
Garage:	30m ²
Patio:	12m ²
Verandah:	20m ²
Total Area:	146m ²

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose. www.cribcreative.com.au



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