

Victoria Park, 99 Washington Street

Get Ready To Be Wowed!

Proudly presented by Edward Lim

Get ready to turn up the volume of excitement because the spotlight is on 99 Washington Street! This isn't just a home; it's a portal to a life where every day unfolds like a spectacular adventure! Imagine leisurely Saturday mornings strolling to your favourite cafe, or grabbing some take-out for a dreamy dinner with a relaxing walk. It's like living in a movie montage of joy!

But hold onto your hats because that's just the beginning! Everything you love, from restaurants, bars, and shops to fitness centres, parks, weekend farmer's markets, and the awe-inspiring Swan River, is practically at your fingertips! It's like having a treasure trove of happiness right outside your door! And guess what? The excitement doesn't stop there! Tucked within the sought-after Victoria Park



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.

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For Sale

Please Call

View

ljhooker.com.au/5DIWFFB

Contact

Edward Lim

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

Primary School catchment area and surrounded by fantastic private schools, this place is a golden ticket for the whole family!

Now, brace yourself for what's inside, a fully renovated wonderland with 3 bedrooms, 1 bathroom, and an astonishingly SPACIOUS open plan kitchen, living, and dining area. All of this magic sits on a whopping 220m2 street-front strata title block! This isn't just a home; it's a realm of dreams come true!

Step inside the light-filled living area and get ready to feel like you belong. It's like a warm hug that leads you effortlessly to the heart of the action, the open-plan kitchen and dining spaces. And that rear outdoor space? Hold onto your hats because it's a paradise you'll never want to leave. Big enough for all your dreams, yet low-maintenance enough to keep life exciting!

The open plan kitchen is a food lover's paradise brought to life! With enough bench space and drawers to make a chef dance with joy, it's your gateway to culinary fame. And let's not forget the modern appliances, a gas stove, electric oven, and a rangehood, all ready to make cooking a delightful adventure.

But wait, there's more! The three bedrooms are like serene sanctuaries, each with built-in robes that make staying organised a breeze. Oh, and did you catch that fresh new wooden flooring in all the bedrooms? It's like stepping into luxury!

And here comes the ultimate in tech excitement, NBN (with FTTP connection) is here to give you internet speeds that'll make your head spin (in the best way). Get ready for seamless streaming, epic gaming, and business brilliance!

The Home & What We Love?!

- * Year Built 1993 | Block Size: 220m2 with build up area of 82m2 | It's not just a home, it's a universe of possibilities
- * Highly sought-after area that offers the ultimate blend of convenience and vibrant living
- * An expansive open-plan area that's perfect for hosting epic get-togethers and family fun
- * Bedrooms with built-in robes, because staying organised should be fabulous
- * Brand new wooden flooring in all 3 bedrooms | Stepping into luxury every day
- * New split reverse cycle air conditioning system in the living area | A breeze of comfort everywhere
- * Spacious undercover patio | Your oasis of relaxation and gatherings
- * Double carport (tandem parking) | Your vehicles will be pampered and secured
- * Brand new security alarm and smart CCTV system | Security meets technology
- * Brand new hot water unit | Big comfort and energy efficiency
- * Store shed | For more storage
- * Easy access to public transport | Hassle-free commuting at its best
- * Peaceful, private, and low-maintenance | Life simplified, joy amplified
- * Estimated rental \$650 - \$670/week, that'll make your wallet smile!

Outgoings:

- * Council Rates: app. \$1,856.49 (FY 2023/24)
- * Water Rates: app. \$1,093.14 (FY 2022/23)



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* Strata Levies: NO SUCH THING!

If you're seeking the epitome of style, comfort, and a dash of magic, or a brilliant investment, this is the one! Welcome to the enchantment of 99 Washington Street, a place where your dreams find a home, and positivity fills the air. Come and experience the grandeur for yourself!

For more information, simply call or text listing agent, Edward Lim on 0408 929 655.

** 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	5DIWFFB
Property Type	House
Land Area	220 m ²
Including	Air Conditioning Toilets (1) Alarm Courtyard Built-in-Robes

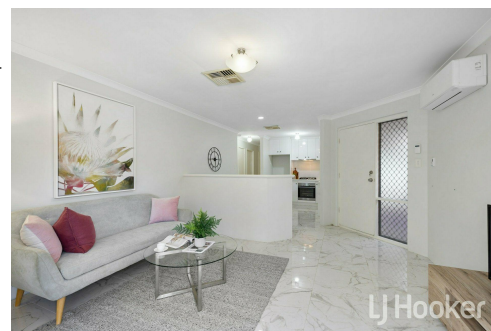
Edward Lim

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