



## Victoria Park, 1/11 Miller Street

Pack Your Bags...

Far more spacious than your average townhouse residence, this contemporary 372sqm, 4 bedroom 2 bathroom street-front home benefits from a functional two-storey floor plan that will suit everybody from families to "lock-up-and-leave" types, seeking an ultra-convenient location that is close to it all.

A welcoming front lounge room plays host to an under-stair storeroom and is the perfect second relaxation zone, away from the spacious open-plan living, dining and kitchen area. There, a walk-in pantry, double sinks, tiled splashbacks and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances meet seamless outdoor access to a fantastic covered patio-entertaining courtyard with a pitched ceiling.

Back inside, a generous ground-level master-bedroom suite features a huge walk-in wardrobe, as well as a private ensuite bathroom with a shower, vanity, under-bench storage, heat lamps and access through to a two-way powder room. Also on the lower floor



**For Sale**  
Under Offer

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[ljhooker.com.au/3RJUFGJ](http://ljhooker.com.au/3RJUFGJ)

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**LJ Hooker City Residential**  
**(08) 9325 0700**

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is a laundry off the kitchen - complete with a over-head and under-bench storage cupboards and its own intimate drying courtyard.

Upstairs, all three spare bedrooms have their own built-in robes and are serviced by a central activity area, a linen press, a separate second toilet and a practical main family bathroom, where a shower and separate bathtub - alongside heat lamps and built-in under-stair storage cupboards - help cater for everybody's personal needs.

It's very much a case of "position perfect" here, with this terrific abode nestled only walking distance away from multiple bus stops, East Victoria Park Primary School, Kent Street Senior High School, lush local parklands and shopping, cafes, restaurants, bars and more along the buzzing Albany Highway strip.

Also within arm's reach are the likes of Curtin University, excellent community sporting facilities, Collier Park Golf Course, the Victoria Park Train Station, our picturesque Swan River, South Perth, the Crown Towers and casino entertainment complexes at Burswood, our world-class Optus Stadium on the waterfront, East Perth, the Perth CBD and so much more. Now, this is what you call low-maintenance living at its very best!

Points of Interest (all distance approximate):

- 600m (approx.) to John MacMillan Park
- 750m (approx.) to East Victoria Park Primary School
- 1.0km (approx.) to Victoria Park Central Shopping Centre
- 1.2km (approx.) to Victoria Park Train Station
- 1.5km (approx.) to Kent Street Senior High School
- 3.0km (approx.) to Curtin University
- 3.1km (approx.) to Crown Towers
- 3.4km (approx.) to Collier Park Golf Course
- 3.4km (approx.) to Optus Stadium
- 5.6km (approx.) to Perth CBD
- East Victoria Park Primary School and Kent Street Senior High School catchment zones

Rates & Dimensions:

- Council Rates - \$2,651.51 pa
- Water Rates - \$1,349.70 pa
- Total Area - 372 sqm

## More About this Property

<b>Property ID</b>	3RJUFGJ
<b>Property Type</b>	House

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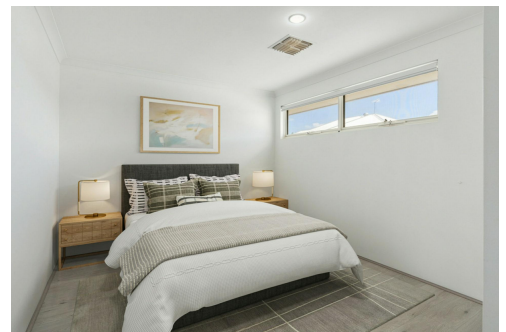
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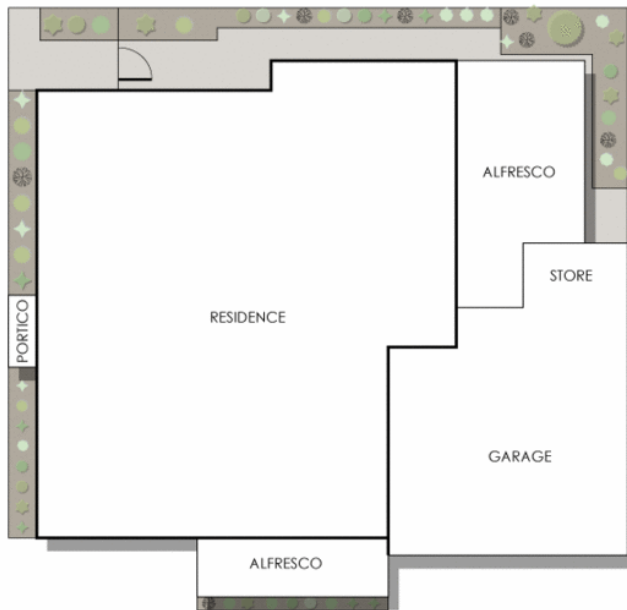
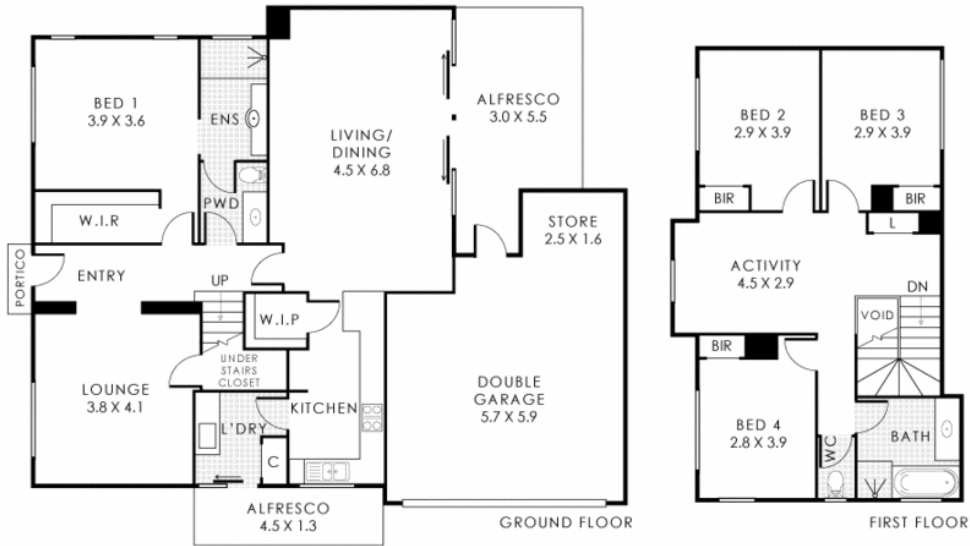


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**1/11 Miller Street, Victoria Park**

Residence	190m <sup>2</sup>	Double Garage	33m <sup>2</sup>	Store	4m <sup>2</sup>	Portico	1m <sup>2</sup>
<b>Total Area</b>	<b>228m<sup>2</sup></b>	<b>Total Strata Lot</b>	<b>372m<sup>2</sup></b>				



This description is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate inspection only. Measurements and diagrams do not include or account for wall thickness or roof area under eaves. OJB Cheffins will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.ojbcheffins.com.au