

Victoria Park, 18A McMillan Street

CAFE STRIP CALLING!

3 2 2

For Sale
Please Call

View
ljhooker.com.au/5G29FFB

Contact
Paula Lagrenade
0412 187 606
paula@ljhvicpark.com.au

Say hello to 18A McMillan Street - your private sanctuary right in the heart of the action! Hidden just enough for peace and quiet, yet perfectly placed with parks, schools, shops and transport all just a hop, skip and a jump away. And if you love your weekend brunches or late-night gelato runs, you'll adore being only footsteps from the buzzing Albany Highway cafe strip. Plus, you're firmly planted in the coveted Victoria Park Primary School zone - bonus!

Step inside and be wowed. This home is a true surprise package! Immaculately maintained, beautifully presented, and packed with space - 205m² of it, to be exact. Multiple living zones, a dreamy master suite, endless storage, and all the extras you could ask for.

The main living area is filled with light and that feel-good, homey vibe. It flows effortlessly into the open-plan kitchen and dining zone - the true heart of the home. Whether you're



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whipping up pancakes or entertaining friends, this kitchen has you covered with its island bench, modern appliances, gas cooktop, and oodles of practical storage. Cook up a storm and still be part of the conversation.

Head upstairs and you'll find a second lounge retreat at the top of the staircase. This versatile space is perfect for movie nights, study zones, visiting guests, or even your own private chill-out nook. There's a built-in pantry-style cabinet for added convenience and - wait for it - a balcony! Yep, your own breezy, private spot to sip coffee, read a book or soak in some sunshine.

All three bedrooms are generously sized, complete with plush carpets and built-in robes. The master suite? Total bliss - with its own sleek ensuite for that extra touch of luxury. And the main bathroom? It's got a Jacuzzi. Yes, a Jacuzzi. Imagine sinking into that bubbly oasis after a long day... vacation vibes every single night.

And of course, there's lightning-fast internet (NBN FTTP - the really good one). Whether you're zooming, streaming, gaming or just scrolling Youtube or TikTok for hours, you're all set.

The Property & What We Love?!

- * Built Year: 2005, Block Size: 118m2 & Build Up Area: 205m2
- * Amazing Location with Fantastic Lifestyle
- * So PRIVATE & Seriously QUIET, shh...
- * So CONVENIENT...
- * Not 2 but 3 toilets (including a powder room downstairs)
- * Private rear courtyard
- * Seamless indoor-outdoor living
- * Low Maintenance
- * NBN Ready (FTTP)
- * High ceilings throughout
- * Double lock up garage with shoppers entrance
- * Indoor store room
- * Near new carpet upstairs
- * Easy access to nearby public transport
- * Perfect Lock & Leave
- * Catchment of Victoria Park primary school
- * Estimated rental of \$870 - \$900/week

Outgoings:

- * Council Rates: app. \$2,460.16 (FY 23/24)
- * Water Rates: app. \$1,281.06 (FY 24/25)
- * Common Insurance: app. \$2,250.00/yr

This is one you need to see in person. Homes like this don't come around often - especially not in this prime spot.

** 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	5G29FFB
Property Type	Townhouse
House Size	205 m2
Land Area	118 m2
Including	Ensuite Toilets (3) Courtyard Balcony Built-in-Robes Close to Schools Close to Shops Close to Transport

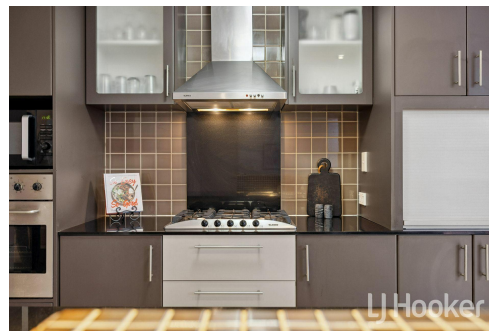
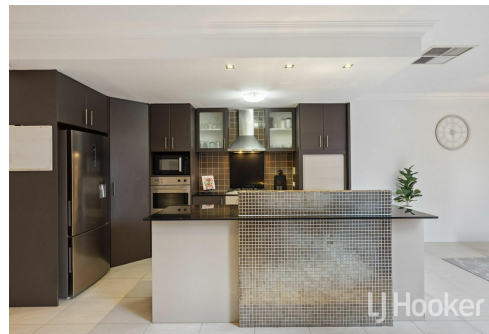
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Managing Director/Licensee | paula@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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