



Victoria Park, 5/161-163 Shepperton Road

PREPARE TO BE DAZZLED!

Proudly Presented by Edward Lim...

Looking for a place that feels like home and doubles as a lifestyle upgrade? This stunning 3-bedroom, 1-bathroom townhouse, part of a cosy group of seven, is perfectly nestled in the heart of highly sought-after Victoria Park.

This townhome offers the ultimate lifestyle convenience, just moments from shops, parks, the river, and excellent public transport options. Step inside and you'll be greeted by a bright, open-plan living space that seamlessly combines the kitchen, dining, and lounge areas. The well-appointed kitchen features generous bench space and plenty of storage, making it both practical and stylish. From the lounge, sliding doors lead to a private courtyard, your own tranquil retreat, ideal for outdoor entertaining or quiet relaxation.

Upstairs, the charm continues with three spacious, double-sized bedrooms, all equipped



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.



For Sale
OFFERS Over \$589 K ++

View
ljhooker.com.au/5FK5FFB

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LJ Hooker Victoria Park | Belmont
(WA)
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with built-in robes. The master bedroom feels like a private sanctuary with its large walk-in robe and split system air conditioning, while the centrally located bathroom provides easy access for all.

Downstairs, convenience is at your fingertips with a laundry, a second WC, and reverse-cycle air conditioning in the living area for year-round comfort. The property also boasts a secure single lock-up garage and an additional storeroom for extra storage.

This townhouse is packed with thoughtful features, including a gas cooktop and electric oven, freshly painted interiors, and being NBN FTTP-ready for seamless connectivity.

Location wise, enjoy the convenience of amenities such as Woolworths, pharmacies, medical centres, and fitness facilities, all within walking distance. Location truly defines luxury living at its finest. Welcome to 5/161-153 Shepperton!

The Property & What We Love?!

- * Built Year: 2001 | Strata Block: 100m2, Total Build Up: 152m2
- * Amazingly located with awesome lifestyle
- * Three spacious bedrooms (with built-in robes and the master comes with a spacious walk in robe)
- * Extra storage provided in the kitchen
- * An open plan & functional design to maximise space
- * Reverse cycle split system air conditioner downstairs and master bedroom
- * Freshly painted throughout internally
- * NBN ready (FTTP, yes the better one)
- * Single lock up garaging with a lock up store room
- * Easy access to nearby public transport
- * Low maintenance, private & secure
- * Super low strata levies
- * Estimated Rental: \$670 - \$700/wk

Outgoings:

- * Council Rates: app. \$1,804.11 (FY 24-25)
- * Water Rates: app. \$1,029.24 (FY 23-24)
- * Strata Levies: app. \$489.91/qtr

This remarkable gem is here to steal the show and demands your full attention - no ifs, ands, or buts! If you're ready to be swept off your feet, don't wait another moment. Dive deeper into the details or experience the allure of this stunning home firsthand. Don't hesitate to reach out to listing agent, Edward Lim, at 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.**



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More About this Property

| | |
|---------------|-------------|
| Property ID | 5FK5FFB |
| Property Type | Townhouse |
| Including | Toilets (2) |

Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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