



Victoria Park, 1/15 McMillan Street

SECOND CHANCE!

Proudly Presented by Edward Lim

Get ready for an amplified sense of excitement in your daily life at this remarkable residence! Embrace the essence of the good life, where each day unfolds as a thrilling adventure! Imagine leisurely Saturday mornings, strolling to your preferred cafe or opting for a relaxed take-away dinner with a pleasant evening walk. Accessing all your favourite spots, be it restaurants, bars, shops, fitness centres, parks, weekend farmer's markets, or the breathtaking Swan River, it's a seamless experience!

Everything you crave is conveniently at your fingertips. And that's not all! Nestled in the highly sought-after Victoria Park Primary School catchment area and surrounded by various private school options, this place is a true jackpot for



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

Please Call

View

ljhooker.com.au/5E74FFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

everyone!

This impeccably maintained three-bedroom two-bathroom townhouse, catering to the diverse needs of first-time buyers, FIFO workers, city dwellers, and savvy investors. Meticulously cared for, this residence is tailor-made for individuals seeking a harmonious blend of life and convenience. Overflowing with features, the cosy home showcases a thoughtfully crafted floor plan, ensuring effortless living. Welcome to 1/15 McMillan!

As you enter, a carpeted formal lounge seamlessly connects to a gigantic paved undercover alfresco courtyard - an entertainer's dream! Fully fenced, landscaped, and low maintenance, it's ready for children, pets, and gatherings with friends. Imagine relaxing in the evening with a glass of wine or your favourite book in this inviting space!

Back indoors, the tiled kitchen features ample cupboard space with a neutral tile splash back over the gas cooktop. It's complemented by a four-gas burner cooktop and a wall oven. It seamlessly blends functionality and style, like a heavenly match made just for you. Whether you're playing host to fabulous gatherings or simply cocooning with your loved ones, this welcoming hub is your ticket to savouring culinary delights like never before. There is also a combined laundry and powder room positioned off the kitchen, next to the WC and shower.

Upstairs, all the three bedrooms are generously sized and equipped with built-in robes. Both master bedroom and bedroom 2 have access to the balcony. A spacious bathroom (with both shower and bath) and a separate WC complete the accommodation.

With undercover parking and an additional open space car bay (tandem parking) behind the gate, you can rest assured that your vehicle will be safe and sound. But, truth be told, living here, you may not even need your car often. Walk to pick up your take-out dinner, with regular buses down Albany Highway providing easy access to the city. Everything you need is just a short stroll away, from your local Woolies, Chemist, medical centres, fitness facilities, and parks. Location is truly the key!

The Home & What We Love?!

- * Year Built: 1990 | Total Build Up Area: 206m²
- * High sought after area, offering you the best of convenience & a vibrant lifestyle
- * Single undercover parking plus an additional open space car bay
- * 3 generously sized bedrooms
- * 2 Spacious bathroom with a 2 separate WC
- * Generous laundry with linen/storage cupboard
- * Outdoor entertaining area with a spacious undercover patio
- * Secure storeroom off the alfresco area
- * Air conditioning system in all 3 bedrooms and living area
- * Multiple living areas (carpeted living space & dining area)
- * Low maintenance & secure because it's all about peace of mind
- * No Strata Levies!
- * Perfect lock & leave because life should be easy..



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- * East access to nearby public transport
- * Estimated rental \$740 - \$760/week

Outgoings:

- * Council Rates: app. \$1,551.31 (FY 2023 - 2024)
- * Water Rates: app. \$1,025.04 (FY 2022 - 2023)
- * Common Insurance: app. \$839.23/year

This remarkable gem is a must-see, no-questions asked! For more information or to explore this home for yourself, call or text listing agent, Edward Lim on 0408 929 655.

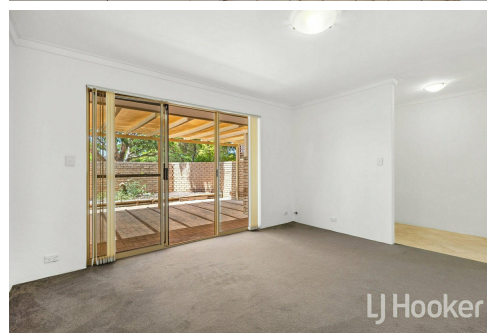
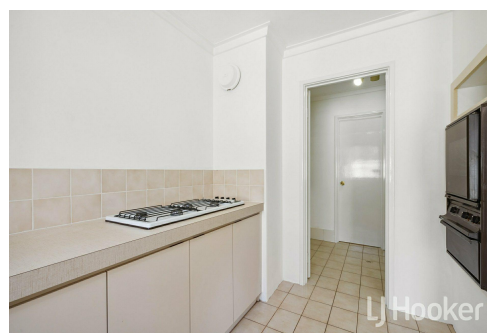
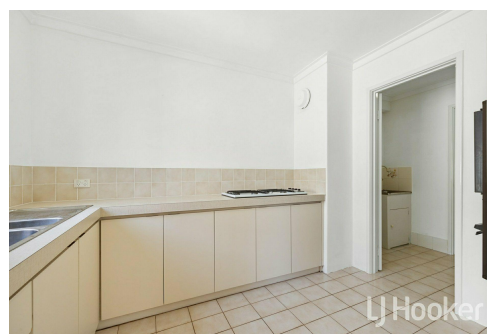
** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **

More About this Property

Property ID	5E74FFB
Property Type	Townhouse
House Size	206 m ²
Including	Toilets (2) Courtyard Balcony Outdoor Entertaining Built-in-Robes Secure Parking

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