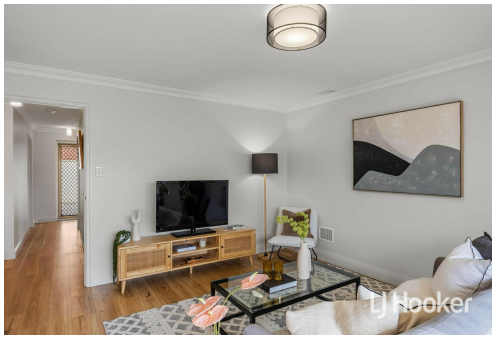
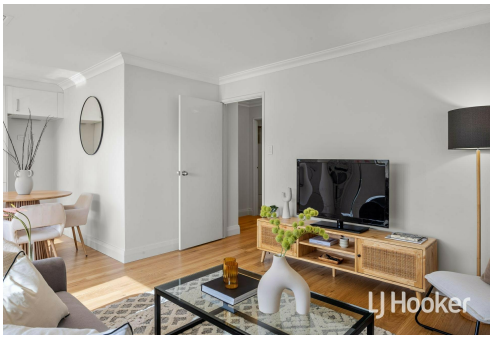








Victoria Park, 2/169 Shepperton Road

Home Sweet Home

2 1 2

For Sale
11 Offers Received!

View
ljhooker.com.au/5F4PFFB

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@ljhvicpark.com.au

Proudly Presented by Fulton Borthwick

Terrific opportunity to get your foot in the door and experience the brilliant lifestyle Victoria Park has on offer.

This light, bright, neat as a pin brick and tile home built circa 1990, is situated in the middle of a small group of 3 with NO STRATA FEES and with both the front and rear properties being owner occupied.

2/169 Shepperton is immaculately presented having undergone an extensive renovation just 24 months ago and is presented "as new". So, all you have to do is pack your bags and move in.

The location is ever so convenient being within walking distance to public transport (bus

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

Disclaimer: All information contained therein is gathered from relevant third parties sources.
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and rail), the vibrant Victoria Park Cafe strip, a short drive to the CBD, Crown Complex, Optus Stadium and just about every amenity you could wish for. Seriously, it doesn't get any better than this!

Excellent Features and benefits include:

* Open plan kitchen/meals and living.
* Two great sized bedrooms
* Master bedroom has triple built in robes.
* Second bedroom has double built-in robes
* Both bedrooms are carpeted
* Well-appointed kitchen with modern appliances including induction cooktop, fan forced oven, acres of bench space, overhead and under bench cupboards and dishwasher
* Well-appointed bathroom which has also had some upgrades.
* Separate laundry
* Separate WC
* Access to rear spacious courtyard via sliders
* Linen cupboard
* Near new laminate timber flooring in entry, passageway, and kitchen/meals/living
* Security front door and sliders.
* Security grills on windows
* Carrier split reverse cycle aircon servicing living/kitchen/meals.
* Gas Point in living
* Bosch Water Wizard 10P gas hot water system
* NBN FTTH-(The good one!)
* Carport for two MV's
* Lockable storeroom
* NO STRATA FEES. Just building insurance.
* SURVEY STRATA lot of 170sqm
* Council rates: $1,585.44 (01/07/2024 to 30/6/2025)
* Water rates: $938.25 (01/07/2023 to 30/06/2024)

Act now!

For additional info or inspection arrangements please call Fulton on 0481 19 44 39

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

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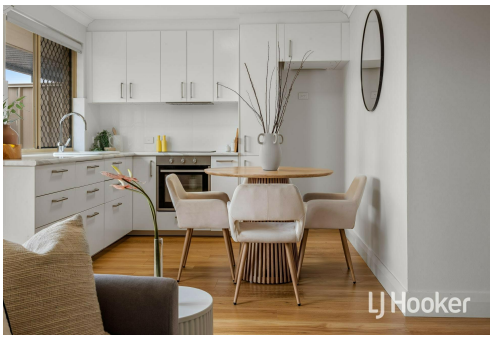
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More About this Property

Property ID	5F4PFFB
Property Type	Villa
Land Area	170 m²
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport

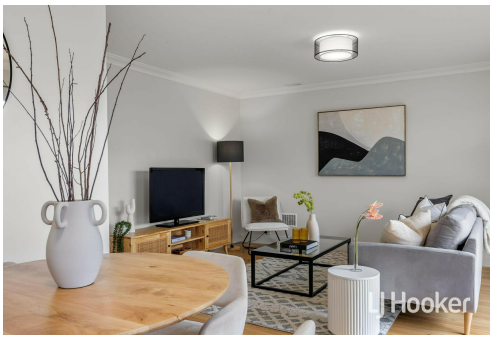
Fulton Borthwick 0481 194 439
Sales Consultant | fultonborthwick@ljhvicpark.com.au

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2/169 Shepperton Road, Victoria Park

Total Lot Size 170m²

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