



Victoria Park, 2/45 Miller Street

YES PLEASE!

Proudly presented by Edward Lim...

Welcome to 2/45 Miller Street, where charm meets convenience, and your dream home awaits!

Tucked away in a delightful boutique complex, this hidden gem is ready to dazzle you. From the moment you step into the cosy rear courtyard, you'll feel the tranquillity, space, and endless possibilities this home has to offer.

Radiating freshness and character, this spacious stunner is perfect for first-time buyers, smart investors, or downsizers. Thoughtfully designed with you in mind, every detail has been crafted to make life easier, cosier, and more enjoyable.

As you move through the home, the open-plan kitchen, dining, and living area promises to



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/5FMRFFB

Contact
Edward Lim
0408 929 655
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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

impress with its easy-care flooring and a kitchen equipped with modern appliances that make cooking a joy. The practical laundry, with access to courtyard, adds even more convenience to your daily routine.

All three generously sized bedrooms feature built-in robes, offering plenty of storage and a peaceful retreat. The master bedroom comes complete with its semi ensuite bathroom, ensures everyone's needs are met comfortably.

Step outside, and you'll find your very own outdoor oasis - a low-maintenance courtyard perfect for soaking up the sun, enjoying your morning coffee, or hosting a weekend BBQ with friends. It's a private sanctuary that's as easy to care for as it is charming.

Practical features like single carport with roller door, and additional parking tandem (open space) plus a garden shed/storeroom add to the home's appeal, making it as functional as it is fabulous.

And then there's the location - it's nothing short of unbeatable! A leisurely walk to one of the nearby cosy cafes, then let your evenings come alive as you explore the endless dining hotspots along Albany Highway. Need a nature fix? Take a short stroll to nearby parks including John Bissett Reserve for a tranquil escape. With shops, gyms, medical centers, and seamless public transport options, city convenience is always within reach.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 1990
- * Block Size: 228m2 with Build Up Area: 90m2
- * Seriously spacious & well-proportioned throughout
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$670 - \$700/week, not bad right?!

Outgoings:

- * Council Rates: app. \$1,913.46 (FY 24-25)
- * Water Rates: app. \$1,206.84 (FY23-24)
- * Strata Levies: No Such Thing!

This is more than a home - it's your gateway to the ultimate Vic Park lifestyle. Don't let this opportunity slip through your fingers! Contact listing agent, Edward Lim on 0408 929 655 today and turn your Vic Park dreams into reality. Homes like this don't stay hidden for long - act fast.

** 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 conduct their own investigations. **



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More About this Property

Property ID	5FMRFFB
Property Type	Villa
Including	Toilets (2)

Edward Lim 0408 929 655

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