



## Victoria Park, 2/64 Sunbury Road

HELLO GOOD LOOKING!

Proudly presented by Edward Lim...

Say hello to 2/64 Sunbury Road - your next chapter of easy, breezy, oh-so-charming living in the heart of Victoria Park! Tucked away in a boutique complex that whispers "peace and privacy", this gem is everything you've been searching for and more. Whether you're a first-home dreamer, savvy investor, or stylish downsizer, this delightful three-bedroom home hits all the right notes with its fresh feel, clever design, and just the right dose of character.

Step inside and feel the vibe - warm, welcoming, and wonderfully low-maintenance. The open-plan kitchen, dining, and living zone flows effortlessly, with easy-care flooring underfoot and a kitchen that's ready for anything from weekday quick bites to weekend feasts. The private laundry even opens to its own mini courtyard - because practical can be pretty!



**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**  
**\*\*UNDER OFFER!**

**View**  
[ljhooker.com.au/5FZTFFB](https://ljhooker.com.au/5FZTFFB)

**Contact**  
**Edward Lim**  
0408 929 655  
[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

Retreat to any of the three generously sized bedrooms, all with built-ins for that essential extra storage. The master? It's got a semi-ensuite too, making mornings smoother and nights more serene.

Outside, your courtyard paradise awaits - sunny, shady, and made for chill. Whether it's coffee at sunrise, a solo book session, or a casual BBQ with mates, this little haven brings all the relaxed feels without the upkeep. Add in a secure garage (plus tandem parking!), a handy storeroom, and you're ticking boxes left and right.

And oh, the location! You're a stroll from adorable cafes, cool eateries, and vibey Albany Highway hotspots. Parks? Plentiful. Public transport? Seamless. Shops, gyms, and essentials? All nearby. This isn't just a home - it's your passport to the ultimate Vic Park lifestyle.

The Home & What We Love?!

- \* Amazingly Positioned
- \* Year Built: 1990
- \* Block Size: 173m2 with Build Up Area: 74m2
- \* Small complex of 4 residences
- \* 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: \$720 - \$750/week

Outgoings:

- \* Council rates: app. \$1,776.78 (FY 24-25)
- \* Water rates: app. \$1,150.26 (FY 23-24)
- \* Strata Levies: app. \$456.00/qtr

So go on, make your move, because this one won't stay a secret for long! Call or text listing agent, Edward Lim on 0408 929 655 and make 2/64 Sunbury Road yours before someone else does.

\*\* 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. \*\*



**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.

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

## More About this Property

<b>Property ID</b>	5FZTFFB
<b>Property Type</b>	Villa
<b>Land Area</b>	173 m2
<b>Including</b>	Toilets (1) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

**Edward Lim 0408 929 655**

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



**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.

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