



## Victoria Park, 47C Temple Street

Private, Peaceful and Secure

Proudly Presented by Fulton Borthwick

Perfectly located on arguably one of the best streets in Victoria Park, sits this spacious 2010 built double brick and iron home on a very private rear lot of 300sqm.

Boasting easy care tiled flooring throughout the expansive open plan kitchen / meals / family living and entry, 47C has a highly functional floorplan with excellent separation between the master bedroom and secondary bedrooms. The property offers an enviable lock up and leave low maintenance lifestyle - for carefree easy living, as well as a host of extra features and benefits that you are sure to love.

Set in a whisper quiet location with a security alarm system, and security front and rear doors, this home provides for a peaceful, safe, and secure existence. What you will love even more is the convenience of being close to public transport (both rail and bus), Optus

3 2 4

**For Sale**  
Multiple Offers Received!

**View**  
[ljhooker.com.au/5FMPFFB](http://ljhooker.com.au/5FMPFFB)

**Contact**  
**Fulton Borthwick**  
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[fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@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**

Stadium, Crown Complex, Ursula Frayne Catholic College, Curtin University, key shopping centres, Mineral Resources Park - the home of our West Coast Eagles within walking distance to the vibrant Albany Highway Cafe strip AND is within the highly sought after Vic Park Primary School catchment zone!

Excellent Features and benefits include:

- \* Light, bright and spacious
- \* Fully ducted Panasonic reverse cycle air conditioning with zone control
- \* TWO living areas
- \* Open plan kitchen / meals / family.
- \* Gas point in family.
- \* Kitchen with Fisher and Paykel 4 burner gas cooktop, oven, range hood, double stainless-steel sink, pantry, and acres of bench and cupboard space
- \* Master with walk-in robes and well-appointed ensuite
- \* Spacious second and third bedrooms with built-in robes
- \* All bedrooms are carpeted
- \* Family bathroom with bath
- \* Separate WC
- \* Laundry with broom cupboard and access to drying courtyard
- \* North facing private alfresco flowing off the family room for year-round entertaining
- \* Storeroom
- \* Drying courtyard
- \* Dux Prodigy Gas HWS
- \* NBN - FTTH - the good one!
- \* House size (124sqm) approx
- \* Double garage with access into the home as well as to the rear PLUS open space parking for an additional two cars. A rarity indeed!
- \* Extensive paving around the home
- \* Rental Estimate: \$800.00 per week
- \* NO STRATA FEES. (Owners share all costs equally)

Outgoings:

- \* Water: \$1,232.03 01/07/23 to 30/06/24
- \* Council: \$2,323.59 24/25FY

Properties in this location are snapped up in the blink of an eye. ACT FAST!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.



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# More About this Property

Property ID	5FMPFFB
Property Type	Villa
Land Area	300 m2
Including	Air Conditioning Alarm Dishwasher Built-in-Robes Close to Schools

Fulton Borthwick 0481 194 439  
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