



## Victoria Park, 5/42 Colombo Street

OH SO SPECIAL!

Say hello to 5/42 Colombo Street - where modern charm and cosy vibes create the perfect home-sweet-home!

Nestled within a peaceful, pristine complex, this hidden gem is your personal escape from the hustle and bustle. Picture yourself sipping a morning coffee or unwinding in your private courtyard, surrounded by serenity.

This beauty is not just a home; it's a breath of fresh air, perfect for first-time buyers, smart investors, or anyone ready to downsize and embrace easy living!

Step inside, and you'll be greeted by a spacious formal living area which leads to a bright, open-plan kitchen, dining area that's both stylish and functional. The kitchen? Super practical and functional, with modern appliances and hassle-free flooring. And for convenience, there's a handy laundry with its own charming drying courtyard.



**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**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5F8RFFB](https://ljhooker.com.au/5F8RFFB)

**Contact**

**Edward Lim**

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

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

When it's time to relax, retreat to one of three spacious bedrooms, all with built-in robes. The master? Oh, it's got its own semi-ensuite complete with a bathtub and separate shower - a little slice of luxury just for you.

But wait - there's more! Step outside to your outdoor oasis, an undercover courtyard with a low-maintenance garden that's perfect for BBQs, morning yoga, or simply soaking in the fresh air. Plus, with a storeroom and secure lock-up garage, it's practicality and peace of mind rolled into one.

And the location? Raphael Park Precinct - one of Vic Park's most sought-after spots! You're just steps away from gorgeous parks, charming cafes, and all the local gems that make this neighbourhood oh-so-special.

#### The Home & What We Love?!

- \* Exceptionally Located!
- \* Year Built: 1989 | Strata Title
- \* Block Size: 206m2 with Build Up Area: 120m2
- \* Spacious & well-proportioned throughout
- \* Ducted air-conditioning system
- \* Low-maintenance garden beds
- \* Outdoor store room
- \* NBN (FTTP, the better one)
- \* Easy access to nearby public transport
- \* Private, Low Maintenance & Secure
- \* Estimated rental: \$650-\$670/week, Ka-Ching!!

#### Outgoings:

- \* Council Rates: app. \$1749.45 (FY24/25)
- \* Water Rates: app. \$1006.62 (FY23/24)
- \* Strata Levies: app. \$400/q

This Vic Park treasure won't be on the market for long! Contact listing agent, Edward Lim on 0408 929 655 today and start living the life you've been dreaming of!

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



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## More About this Property

Property ID	5F8RFFB
Property Type	Villa
Land Area	206 m <sup>2</sup>
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Remote Garage Close to Schools

**Edward Lim 0408 929 655**

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