

Victoria Park, 8/3 Geddes Street

Well, Hello There!

Proudly Presented by Edward Lim

Step into the heart of the Raphael Park Precinct, where this gem of a home at 8/3 Geddes Street awaits! Nestled in an area buzzing with life and energy, this location is an absolute winner. Picture this: Raphael Park a stone's throw away, a vibrant strip brimming with cafes, bars, and shops within walking distance, easy-peasy access to city buses, and mere minutes to Perth's beating heart, Curtin University, and the iconic Optus Stadium. This isn't just a home; it's a lifestyle upgrade!

The moment you enter, natural light floods the expansive open-plan living, dining, and kitchen area, designed to be the heart of the home. And oh, that kitchen, imagine a space where style meets functionality, decked out with ample



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For Sale

Please Call

View

ljhooker.com.au/5BD9FFB

Contact

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benchtops, cabinets galore, and a sleek tiled splashback. But wait, there's more!

A built-in dishwasher sits snugly atop the stove, and guess what? They've ingeniously merged the laundry and kitchen areas for maximum space utilisation. How's that for smart living?

As for the bedroom wing, both bedrooms boast plush carpet, generous space, and the master bedroom? It flaunts a colossal built-in robe that's practically a room in itself! The common bathroom has been tastefully renovated from top to bottom while featuring a built-in shower area. It's all about those little luxuries!

But it doesn't stop there - the outdoor area is a haven in itself, featuring a delightful decking area overlooking a low-maintenance, leafy garden bed. Summer barbecues, anyone?

And the modern comforts? Oh, they've got you covered! A split-system reverse cycle air conditioning unit keeps things cool inside, while the NBN (FTTP, the creme de la creme of internet connections) ensures lightning-fast browsing, perfect for work or play.

To sum it up, this fully renovated villa ticks all the boxes: a prime location, smart design maximising space, NBN ready, undercover parking, whisper-quiet surroundings, and top-notch schooling options in the catchment area. Plus, the strata accounts are as healthy as can be, with incredibly low levies.

The Property & What We Love?!

- * Built Year: 1981 | Build Up Area: 59m2
- * FULLY RENOVATED Two Bedroom Villa
- * Superbly located in a well maintained complex
- * Open plan & functional design to maximise space
- * NBN Ready (FTTP, literally the better one)
- * Allocated Car Parking (Undercover) & an open space parking (tandem)
- * Air conditioning system
- * Easy access to nearby public transport
- * Healthy strata accounts with super low levies
- * Whisper Quiet, shhh...
- * Catchment area of Victoria Park Primary School
- * Low Maintenance, Private & Secure
- * Rental Estimate: \$490 - \$510/week

Outgoings:

- * Council Rates: app. \$1,441.02 (FY 2023 - 2024)
- * Water Rates: app. \$902.43 (FY 2022 - 2023)
- * Strata Levies: \$600/q (which includes Admin: \$550/q & Reserve: \$50/q)

There's literally nothing left for you to do except unpack and immerse yourself in the sheer joy of this fantastic home. To experience it firsthand, reach out to listing agent, Edward Lim on 0408 929 655. Don't miss out on your chance to call this slice of paradise your own!

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More About this Property

Property ID	5BD9FFB
Property Type	Villa
Including	Air Conditioning Toilets (1) Built-in-Robes

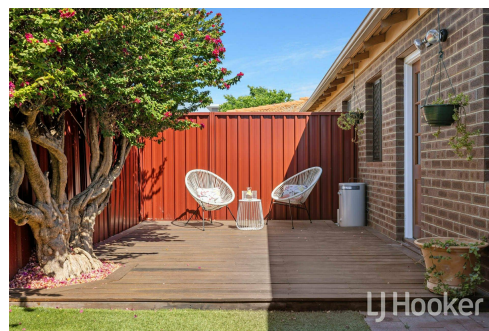
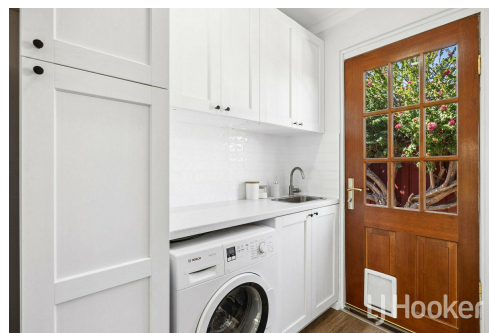
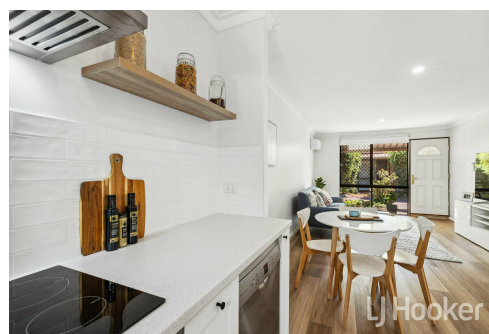
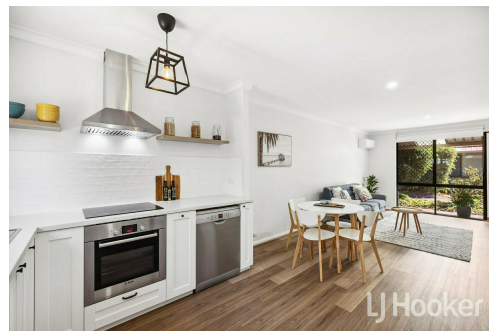
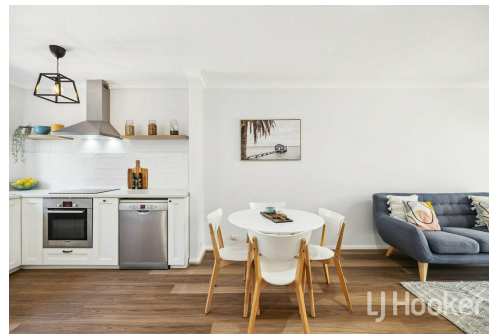
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