



Willetton, 10 Heritage Court

UR NEXT CHAPTER STARTS HERE!

Proudly Presented by Edward Lim...

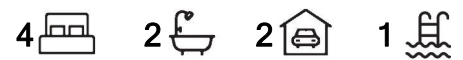
Welcome to 10 Heritage Court, Willetton - where everyday living meets exceptional charm. This isn't just a house; it's a statement! From the moment you step through the oversized timber-and-glass front door, you'll know: this home is something truly special.

Tucked away at the end of a quiet cul-de-sac, this street-front beauty boasts a prized North-East facing position - letting sunlight flood every corner of its spacious 4-bedroom, 2-bathroom, 2-living area design.

Start your journey in the welcoming entrance hall, leading you to the heart of the home: the open-plan family living, dining, and chef-worthy kitchen. With gleaming engineered stone benchtops, modern stainless-steel appliances, and room to spare, this refurbished kitchen is a gastronome's dream. Cook, create, and entertain in style!



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
OFFERS OVER \$1.29M ++

View
ljhooker.com.au/5FH9FFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

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

Need some downtime? Retreat to the formal lounge, perfect for cosy family movie nights or a private getaway for some peace and quiet.

The generously sized study at the front of the home is your flexible space: a home office, creative zone, or even a fourth bedroom! The master suite is a sanctuary with built-in robes, a tastefully upgraded ensuite, and a dreamy view of the sparkling pool. Imagine waking up to that every day! The additional bedrooms are just as inviting, each with built-in robes and plenty of room for comfort.

Step outside to your serene undercover alfresco area, perfect for entertaining year-round. Whether it's a summer barbecue by the pool or a cosy winter gathering, this space has it all. Surrounded by manicured gardens and a low-maintenance courtyard option, it's a true slice of paradise.

Sitting on a spacious 822sqm block, this gem is just minutes from the vibrant Southlands Boulevard shopping centre, gorgeous parks, and within the sought-after catchment for Rostrata Primary and Willetton Senior High School.

The Property & What We Love?!

- * OUTSTANDING Location!
- * AWESOME Lifestyle!
- * Block Size: 822m2, Total Build Up: 292m2 | R20
- * Spacious & Well Proportioned
- * Air Conditioning System
- * Gleaming Quality Wooden Flooring
- * Solar Panel | 6.5kW
- * School Zone: Rostrata Primary & Willetton Senior High
- * Street Front, In a Quiet Cul-De-Sac
- * Sparkling Pool & Outdoor Entertaining Area
- * Private, Low Maintenance & Secure
- * Rental Appraisal: \$870-\$900/wk

Outgoings:

- * Council Rates: app. \$2,640.71 (FY24-25)
- * Water Rates: app. \$1,663.98 (FY23-24)

Don't miss out on this rare find! Contact Edward Lim today at 0408 929 655 to make 10 Heritage Court your forever home.

** 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 carry out their own investigations **



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More About this Property

Property ID	5FH9FFB
Property Type	House
House Size	292 m ²
Land Area	822 m ²
Including	Air Conditioning Toilets (2) Pool Built-in-Robes Fully Fenced Solar Panels Close to Schools Close to Shops

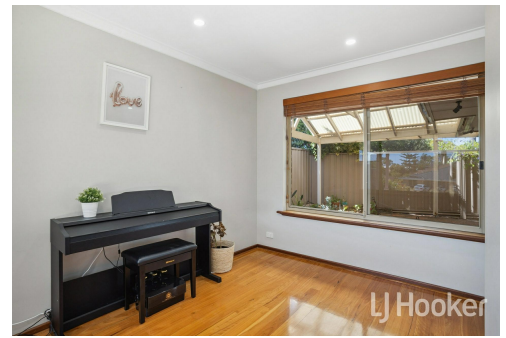
Edward Lim 0408 929 655

Sales Consultant | 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 | reception@ljhvicpark.com.au



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