

**1/2 Taylor Street, Victoria Park, WA 6100**



**Townhouse For Sale**

Friday, 24 May 2024

1/2 Taylor Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 103 m2**

**Type: Townhouse**



James Thompson

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## OFFERS ABOVE \$600,000 PRESENTED

An enviable lifestyle awaits the fortunate buyer of this solid, spacious townhouse perfectly positioned in a quiet cul-de-sac opposite McCallum Park and the Swan River. Seize the opportunity to secure a property in this tightly held and highly desirable riverside enclave only 2km from the Perth CBD, with the potential to renovate and add value to the existing residence and capitalise on the abundant benefits of this world-class location. The home boasts over 100m<sup>2</sup> of internal area, including an open-plan lounge/dining area and a large kitchen bathed in natural light. There are three generous bedrooms, a refurbished bathroom, and two separate toilets (one on each level). Outside, a spacious North-facing courtyard is ideal for entertaining and provides room for children and pets to play. With potential limited only by your imagination, this versatile property is ready for you to write its next chapter. Disclaimer: This property is to be sold on an as-is, where-is basis, and the Seller makes no representations or warranties for the working order of the plumbing, gas and electrical equipment. PROPERTY PARTICULARS: Internal Area | 103.7m<sup>2</sup> Parking | Double lock-up garage Pets | Permitted 2023/24 OUTGOINGS: Town of Victoria Park | \$1,678.47 pa Water Corporation | \$1,052.28 pa Strata Levy (Admin) | \$774.20 pa Strata Levy (Reserve) | \$258.10 pa