

1 Westmorland Street, East Victoria Park, WA 6101



Sold House

Monday, 14 August 2023

1 Westmorland Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 687 m2

Type: House



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\$760,000

UNDER OFFER What a super buy is this beautifully maintained 1959 built, solid brick and colourbond home, with the classic white picket fence. Perfectly located on an elevated 687sqm green titled corner lot, in one of the loveliest tree lined pockets of the suburb, this much loved home could be the one you've been waiting for. Just some of the numerous features here include :- Three generous sized bedrooms with built in robes and ceiling fans- Separate study (Could be converted to a 4th bedroom or add ensuite and WIR to bed 2)- Two spacious living areas (Front Lounge Room and generous family/dining to rear)- Lovely kitchen with plenty of cupboards, quality appliances including dishwasher- Stunning polished solid timber floors- Ducted evaporative air conditioning + 2 split reverse cycle air conditioners- Gas heating points to both living zones- Colourbond gabled patio for outdoor entertaining- Security alarm and security screens- Roller shutters to rear windows- Single lockable garage- Views to the school parklands The location is simply brilliant, with a myriad of facilities and amenities galore close by. These include : - - Curtin University - Millen Primary School (Just across the street)- Kent Street High School- Higgins Park (Fantastic location for the Kids to play)- Vic Park Cafe/Restaurant and shopping Strip- 98/99 Circle bus route- 72 and 75 Bus Routes direct to Curtin University Investors, the rental yields could be "phenomenal" with the shortage of quality student accommodation close to Curtin Uni. Potential yields could be well in excess of \$750 + per week here. With easy access to the CBD, Domestic and International Airport Terminals, Crown Entertainment Complex and Westfield Carousel, the convenience and centrality of this location along with the presentation of the property will make it a must see. For further details or to arrange your appointment to view, contact Glenn Buckley on 0429991896 or Ally Carvallio on 0403273932. Council Rates -: \$1,890.15 - 22/23 Financial Year Water Rates -: \$1,154 approx. per year Disclaimer: Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.