

109A Hordern Street, Victoria Park, WA 6100



Sold House

Tuesday, 16 January 2024

109A Hordern Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 242 m2

Type: House



Edward Lim

0894737777

\$767,500

****Home Open Today Cancelled** Proudly Presented by Edward Lim** Calling all thrill-seekers and convenience enthusiasts! 109A Hordern Street is your gateway to an adrenaline-pumping urban adventure. This captivating street-front north facing residence is your ticket to a lifestyle where excitement and convenience collide. Your doorstep buzzing with the electrifying energy of Victoria Park. Shops, restaurants, bars, fitness centres, and dog-friendly parks - all within a heartbeat's reach. Or, take a quick dash to the McCallum Park foreshore and the soon-to-be-completed \$100M Swan River cycling bridge, connecting you to the city's vibrant pulse. Be greeted by a well-maintained residence, adorned with charming character features (including ceiling roses, dado rails, cornices and wall panelling) that speak volumes of its rich history. The open-plan living area is a harmonious blend of modern style and functionality, featuring sleek vinyl plank flooring and a spacious design that's perfect for entertaining or simply relaxing. Step into the open plan kitchen, the heart of this captivating home, where culinary creations await. This well-designed space boasts ample cupboard storage, modern appliances, and an inviting open design that seamlessly flows to the paved rear entertaining area, the perfect setting for alfresco dining with friends and family. Discover a lush garden oasis in the rear courtyard, a low-maintenance haven perfect for relaxation and entertaining. Also, not forgetting the serene garden room off the laundry room, a tranquil escape adorned with lattice, ideal for those with a green thumb. Retreat to three well-proportioned bedrooms, each offering a comfortable and private space. The master bedroom and bedroom two are thoughtfully equipped with built-in robes, while bedroom three provides direct access to the garden room and lock-up garage, perfect for hosting private guests or Airbnb rentals. Enjoy the convenience of a full-sized laundry room with its own external entrance, a split reverse-cycle air conditioning system, a security alarm system, a near-new hot water system, gas bayonet, security door and windows, full reticulation, underground power, and an automatic lock-up garage. **The Property & What We Love?!** ***AMAZING Location & FANTASTIC Lifestyle!** *** Built Year: 1990, Block Size: 242m², Total Build Up: 134m² * Street Front & Freestanding Residence* Spacious & Well Proportioned* Freshly Painted * NBN Ready (FTTP - that's the good one!)* Split Reverse-Cycle Air Conditioning System (not 1 but 3 of them)* Plantation shutters in the living area* Security Alarm System* Garden room with lattice* Near new hot water system* Pull down blinds throughout* New carpet throughout* Bespoke wallpaper in the bathroom* Gas bayonet* Security door & windows with hinged escape security screens fitted to bedroom windows* Secure rear lush garden oasis with brand new colourbond fencing & side gate* Fully reticulated * Underground power* Automatic Lock Up Garage* Walking distance to vibrant cafe strip* Easy access to nearby public transport* Perfect Lock & Leave* Within catchment of Victoria Park primary school* Peaceful & Whisper Quiet* Private, Low Maintenance & Secure* Estimated rental: \$680 - \$700/week Outgoings: * Council Rates: app. \$1,780.19 (FY 2023 - 2024)* Water Rates: app. \$1,065.91 (FY 2022 - 2023)* Strata Levies: **** NO SUCH THING!! **** Whether you're seeking your first home, a downsizing option, or an investment opportunity, 109A Hordern Street presents an exceptional lifestyle choice. Perfectly positioned for convenience, comfort, and excitement, this captivating residence offers a unique blend of character and modern living. Contact Edward Lim on 0408 929 655 for more information or to arrange a private viewing. **** 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. ******