

**131 Westminster Street, East Victoria Park, WA  
6101**



**Sold House**

Friday, 3 November 2023

131 Westminster Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Edward Lim  
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**\$1,050,000**

Proudly Presented by Edward Lim...Discover a modern masterpiece, meticulously handcrafted by the renowned local builders, Mitsan Construction. This single-story sanctuary is more than just a home; it's a vision brought to life with cutting-edge passive solar design principles. Feast your eyes on its three spacious bedrooms, two luxurious bathrooms, a tranquil study, and a chic powder room. Plus, revel in the abundance of living spaces that unfold within this stylish abode, all set upon a generous 531m<sup>2</sup> corner block that steals the show in the neighbourhood. Meet 131 Westminster! Step through the grand oversized Corinthian Blond Oak front door and a world of elegance unfolds before your eyes. The entrance hall welcomes you with an air of grandeur, boasting soaring ceilings and a sleek expanse of top-notch porcelain tile flooring that stretches as far as the eye can see. Prepare to be dazzled by the expansive open-plan living, dining and family area, meticulously crafted to leave a lasting impression. With a contemporary design that's second to none, this space offers seamless access to a chic alfresco oasis. Swing open the massive glass slider, and the sun-kissed undercover alfresco area floods the room with a warm, inviting glow. This is where indoor and outdoor living unite in perfect harmony, leading you to a low-maintenance outdoor entertaining haven. The fully fenced and landscaped yard is primed for endless enjoyment, whether you have rambunctious kids, playful pets, or a lively gathering of friends. It's a space ready to transform your ordinary days into extraordinary ones! The beating heart of this home is definitely the open-plan kitchen. A true culinary masterpiece, it boasts elegant stone benchtops, a suite of modern appliances (including a kitchen tap with an extendable sprout, rangehood, induction cooktop, and electric oven), and an abundance of storage space. It's crystal clear that no corners were cut when crafting this entertainer's dream. Whether you're whipping up a culinary storm or hosting a soiree with friends, this kitchen is your faithful companion, ready to handle it all with style and grace. The accommodation wing unfolds to reveal a generous master bedroom, complete with its very own kitchenette and a luxurious ensuite bathroom featuring a shower and a built-in toilet. But that's not all, have you spotted the sliding doors that beckon you to your very own private undercover outdoor decked haven? It's as if you've stumbled upon your very own slice of paradise, a hidden gem just waiting for you to enjoy to the fullest. Two more generously sized bedrooms await, ensuring that there's ample space for everyone in your household. The second bathroom, a true oasis, features both a bathtub and a shower, accompanied by a separate powder room with a toilet. It's a haven designed to cater to the comfort of bedrooms 2 and 3, as well as any visiting guests. But that's not the end of the story! The second living space is a versatile area that easily adapts to meet the needs of an extended family, a bundle of energetic kids, or perhaps it's your own serene sanctuary where you can escape the hustle and bustle of the world. This space is yours to mould, whether for lively gatherings or moments of peaceful solitude. Parking is an absolute breeze with a double lock-up garage that includes designated parking bays for your convenience. Here's what we LOVE about this home... \* Near New | Built & Handed Over: Oct 2022\* Build Up Area: app. 248m<sup>2</sup>, Block Size: 531m<sup>2</sup>\* Still within 6 years structural builder's warranty\* Location, location, location! Live the fantastic lifestyle you've always dreamed of!\* 3 bedrooms, 2 bathrooms, 1 study, 1 powder & 2 living spaces | Space for everyone & more!\* Privacy at its finest! Shh...\* Convenience galore! Everything you need is right at your fingertips!\* Oversize front door (920mm wide) and double brick throughout\* Wide internal doors (870mm wide)\* Open-plan kitchen, dining & living area | Perfect for creating memories with loved ones!\* North East facing from living space for thermal mass!\* 31c high ceilings throughout\* Spacious undercover alfresco area \* Welcome Home with an automatic front gate\* High quality fittings throughout \* Double lock up garage with ample storage space for all your treasures!\* Shopper's entrance for added convenience!\* Large attic space for more storage or maybe a future living space?!\* LED lightings throughout\* Ceiling fans throughout\* Two rainwater tanks (3000L & 1100L)\* Both toilets, laundry tap & washing machine tap (cold) are plumbed to the 3000L rainwater tank to save on water bills\* Heat pump hot water system (more efficient)\* Light colour roof to minimise heat absorbance \* Easy access to nearby public transport | Getting around has never been easier!\* Low Maintenance | More time for fun, less time for chores!\* Perfect Lock & Leave | Enjoy peace of mind when you're away!\* Estimated Rental \$900 - \$920/week | An excellent rental return on investmentOutgoings:\* Council Rates: app. \$2,441.42 (FY 2023 - 2024)\* Water Rates: app. \$1,023.91 (FY 2022 - 2023)Certain things are so extraordinary that words fall short in capturing their essence - you simply have to witness it to believe it. For more details or to schedule a viewing, reach out to listing agent, Edward Lim on 0408 929 655. Your happily ever after is just a viewing away!\*\* 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. \*\*