

15 Northampton Street, East Victoria Park, WA 6101 

Sold House

Wednesday, 20 March 2024

15 Northampton Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 775 m2

Type: House



Edward Lim
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\$919,000

Proudly presented by Edward Lim Welcome to a land of endless possibilities! Nestled on a sprawling 775m² of lush green title land, with an impressive 16.98m frontage, and just a stone's throw away from the coveted Fraser Park, lies the gem you've been dreaming of at 15 Northampton. Imagine the canvas of your dreams awaiting your artistic touch, be it land banking, a dazzling renovation, an expansive extension, or even crafting the ultimate dream home from scratch. This is the playground where your imagination knows no bounds, all within the backdrop of an enviable location. Step into the charming 1953 home, where sunlight dances through polished jarrah floorboards, and lofty ceilings create an airy ambiance. With two spacious bedrooms, a cosy front lounge, and a generously sized sleep-out (acting as bedroom 3) overlooking the vast backyard. Convenience reigns supreme with a leisurely stroll to the vibrant East Vic Park cafe strip, offering a tantalizing array of culinary delights. And when adventure calls, seamless access to public transport ensures effortless journeys to the bustling City or the esteemed Curtin University. The Property & What We Love?! * Exceptional Location & Lifestyle! * Block Size: 775m², Living Area: App. 98m² * Spacious & Well Proportioned * Plenty of room for parking (multiple cars) * Garage/shed at the rear * Front porch * Large lounge room with ceiling fan and fireplace * Generous sized master bedroom with ceiling fan * Versatile bedroom 2 with handy central location within the home * Bathroom with vanity and shower/bathtub * Linen storage cupboard * Kitchen with electric cooktop, storage cupboards and dining/meals area * Laundry with WC * Bedroom 3 to the rear of the home * Large backyard * Peaceful & Quiet, shh... * NBN (FTTP, the better one) * Easy access to nearby public transport * Private, Low Maintenance & Secure * Estimated Rental: \$630 - \$650/week Outgoings: * Council Rates: app. \$1,653.04 (FY 2023 - 2024) * Water Rates: app. \$916.04 (FY 2022 - 2023) Opportunities like these are as rare as they come, an invitation to seize the moment and make your mark. Presently tenanted by reliable tenants for \$430/week until 7/5/24. Don't hesitate, take the leap and make 15 Northampton your own slice of paradise. Reach out to listing agent, Edward Lim on 0408 929 655, and let the adventure begin! ** 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 conduct their own investigations. **