

**173A Swansea Street East, East Victoria Park, WA  
6101**



**Sold Unit**

Thursday, 14 September 2023

173A Swansea Street East, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 217 m2**

**Type: Unit**

## Contact agent

This splendid residence capitalizes on its prime location, architectural features with contemporary comforts. Embracing a traditional three bedroom and two bathroom layout, it offers an ideal living space within close reach of the city center and the vibrant array of cafes, eateries, and boutiques in the trendy Victoria Park neighborhood. The open-concept living area effortlessly connects with a galley-style kitchen, creating a welcoming atmosphere that extends to the dining and lounge spaces. The property boasts an ample master suite with a private en-suite and two additional bedrooms that can serve as children's rooms, guest quarters, or even a home office. Step outside from the living area onto a charming paved courtyard, perfect for hosting gatherings. A double carport awaits you via your private driveway, with a secure storeroom nestled behind it. This Colonial-style abode epitomizes convenient city living in a standalone street-front residence. This property is designed for a carefree lifestyle. It's an exceptional entry point for both owner-occupiers and investors. If you're considering investment, this ensures immediate rental income. Revel in the delights of the city, Swan River, and the Crown Entertainment Complex, all a mere 4km away. Additionally, you're only 5km from WA's largest retail hub, the Carousel Shopping Complex, located directly down Albany Highway. Surround yourself with cafes, shops, schools, and enjoy an 850-meter stroll to the Oats Street Train Station for a direct commute to the city. Homes like this are in high demand, appealing to first-time buyers, young families, and savvy investors alike.

**Key Features:** Double covered parking  
Gas cooktop  
Split-system air conditioning  
Lockable storage room  
Low-maintenance gardens  
Built-in robes in all bedrooms  
Main bathroom with a bathtub

**Nearby Amenities:** Bentley Plaza: 1.7km  
Victoria Park Shopping Centre: 2.4km  
Crown Perth Entertainment Complex: 4.0km  
Westfield Carousel Shopping Complex: 5.0km  
Oats Street Train Station: 850m  
East Victoria Park Primary School: 1.7km  
Kent Street High School: 2.8km  
Curtin University: 3.5km  
Perth CBD: 4.0km

Contact Victor paz on 0413 644 202 today to arrange a viewing!  
Water Rates: \$298.80 per quarter  
Strata Fees: \$356.25 per quarter

\*\*Property is currently tenanted