

2/13 Lichfield Street, Victoria Park, WA 6100



Townhouse For Sale

Wednesday, 8 May 2024

2/13 Lichfield Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Edward Lim
0894737777

OFFERS Over \$629 K

Proudly presented by Edward Lim. Experience an unparalleled sense of vitality at this extraordinary abode! Embrace a lifestyle where every day is an exhilarating journey, filled with leisurely mornings at your favourite cafe or tranquil evening strolls. Seamlessly access an array of amenities, from restaurants and bars to shops and parks, including the stunning Swan River. Convenience is paramount, with all your desires mere moments away. Positioned within the coveted Victoria Park Primary School catchment area and surrounded by esteemed private school options, this residence is a true gem. Step into this meticulously maintained three-bedroom, one-bathroom townhome, catering to the diverse needs of first-time buyers, FIFO workers, urbanites, and astute investors. Thoughtfully designed with a harmonious blend of functionality and style, this home offers a seamless living experience. The ground floor welcomes you with an open-plan living and kitchen area, seamlessly extending to a private outdoor alfresco space, perfect for entertaining. The well-appointed kitchen boasts ample cupboard space and modern appliances, promising culinary delights for gatherings or quiet family moments. Additionally, a separate WC and dedicated laundry space with access to outdoor drying courtyard and storeroom enhance convenience. Upstairs, three generously sized bedrooms, all with built-in robes, await. The master bedroom enjoys access to a private balcony and the semi-ensuite bathroom, which services all bedrooms and features both shower and bath facilities. With a single roller garage ensuring the safety of your vehicle, and with the city easily accessible via regular bus services down Albany Highway, transportation worries are a thing of the past. Enjoy the convenience of amenities such as Woolworths, pharmacies, medical centres, and fitness facilities, all within walking distance. Location truly defines luxury living at its finest. Welcome to 2/13 Lichfield! The Home & What We Love?! * Year Built: 1994 | Total Build Up Area: 163m² * High sought after area! * Offering you the best of convenience & a vibrant lifestyle * Single lockup garaging * 3 generously sized bedrooms, 1 bathroom with 2 WCs * Spacious bathroom with a separate WC * Generous laundry with additional WC * Outdoor entertaining area with a spacious undercover patio * Secure storeroom off the side drying courtyard area * Split system air conditioning in master and living area * Low maintenance & secure because it's all about peace of mind * Perfect lock & leave because life should be easy... * Easy access to nearby public transport * Estimated rental \$660 - \$680/week Outgoings: * Council Rates: app. \$1,805.63 (FY 2023 - 2024) * Water Rates: app. \$1,079.55 (FY 2022 - 2023) * Strata Levies: app. \$382.50/qtr Prepare to be dazzled! This remarkable gem demands your attention – no ifs, ands, or buts! To delve deeper or to immerse yourself in the allure of this home firsthand, don't hesitate to reach out to listing agent, Edward Lim, at 0408 929 655. ** 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. **