

**2/73 McMillan Street, Victoria Park, WA 6100**



**Villa For Sale**

Thursday, 21 March 2024

2/73 McMillan Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Edward Lim  
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## OFFERS Over \$559 K

Proudly presented by Edward Lim...Get ready to immerse yourself in the quintessential Victoria Park lifestyle with this stunningly presented home that's bursting with charm! Nestled within a delightful and impeccably maintained complex, this hidden gem beckons you with its cosy front courtyard, promising a haven of serenity and space as soon as you step inside. Fully renovated and gleaming with fresh allure, this home is a breath of fresh air, eagerly awaiting your arrival. Whether you're a first-time homebuyer, savvy investor, or looking to downsize, this residence has been meticulously crafted with YOU in mind. Step inside to discover the heart of the home, an inviting open-plan kitchen, dining, and living area, adorned with low-maintenance flooring. Prepare to be dazzled by the bespoke kitchen featuring state-of-the-art appliances, including a near-new oven and dishwasher. Convenient European laundry with access to a quaint drying courtyard adds a touch of practicality to everyday living. Three generously sized bedrooms, all boasting built-in robes, await your restful retreat, while a well-appointed semi-ensuite bathroom ensures everyday comfort. Venture outside to be greeted by an outdoor oasis that dreams are made of! A charming alfresco area beckons with its tranquil water feature/fish pond, perfect for unwinding after a long day. Embrace the versatility of the cafe blinds, allowing you to cocoon the alfresco space for year-round enjoyment. Plus, soak up the morning sun in your private front courtyard or revel in the additional small courtyard, the ideal spot for your daily dose of sunshine and coffee. Practicality meets convenience with the inclusion of a garden shed/storeroom and a single car garage boasting an electric roller door. And the location? It's simply unbeatable! Enjoy leisurely strolls to the vibrant Victoria Park cafe strip, or embrace outdoor adventures with the Swan River just moments away. With Curtin University and the Perth CBD within easy reach, along with being in the catchment area for Victoria Park Primary School, every convenience is at your fingertips. The Home & What We Love?!\* Amazingly Positioned\* Block Size: 186m<sup>2</sup> with Build Up Area: 90m<sup>2</sup>\* Spacious & well-proportioned throughout\* Money saving solar panels \* Led lights throughout the home \* Solar tube sky light creates a beautiful natural ambiance \* Split system air-conditioning \* Low-maintenance garden beds \* NBN (FTTP, the better one)\* Easy access to nearby public transport\* Private, Low Maintenance & Secure\* Excellent rental return with estimated rental \$660 - \$680/week Outgoings: \* Council Rates: app. \$1,729.33 (FY 2023 - 2024)\* Water Rates: app. \$1,038.68 (FY 2022 - 2023)\* Strata Levies: \$482.65/q Don't let this opportunity slip through your fingers! Reach out to our dedicated listing agent, Edward Lim on 0408 929 655, and make your Victoria Park dreams a reality today!\*\* 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. \*\*