

# 2 Salisbury Street, St James, WA 6102

## House For Sale

Friday, 5 April 2024



2 Salisbury Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 582 m2**

**Type: House**



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## Expressions of Interest from \$599,000

Home open Wednesday, 10th April 24 from 5.45pm to 6.15pm All offers to be made via -

<https://anz.openn.com/app/p/ceqh3fcuuh104s13pa5g> Final offers by 11th April 2024 - 6pm Nestled towards the cul-de-sac end of the street and behind a gorgeous white picket fence and gates, this heart-warming 3 bedroom 1 bathroom character home will pleasantly surprise you with just how charming it actually is. Priced to sell, this may be the best buy around. - R60 Zoning - Prime Location - Easy Access to Curtin University - Victoria Park Cafe strip within minutes - Development Potential - Current rent \$565pw - long term tenant - Lease expiry 27/03/2025 A splendid entry verandah overlooks the lush front yard and its garden beds, whilst solid wooden floorboards help preserve the residence's classic original feel. The master bedroom is huge and has full-height mirrored built-in wardrobes, whilst a spacious second bedroom also has built-in robes. The third bedroom makes for a perfect study or nursery, too. In terms of living space, a generous front lounge room is kept comfortable all year round by a gas bayonet and a split-system air-conditioner. It is large enough to even leave space for a play area down the side, for the kids. Through a sliding door, you will discover the open-plan kitchen and dining area where ample built-in storage and tiled splashbacks meet double sinks, electric range-hood, hotplate and oven appliances, a sleek white dishwasher and a feature skylight. Double doors off here extend entertaining out to a terrific alfresco setting at the rear, overlooking an outstanding dome patio and deck - as well as a massive "blank canvas" of a backyard down below. A future swimming pool, workshop or granny-flat - you decide. The likes of lush parks, the local IGA Xpress supermarket, medical facilities, restaurants and bus stops are all only walking distance away, whilst the property is also situated in close proximity to several schools, Curtin University, Waterford Plaza Shopping Centre and the heart of the vibrant Victoria Park food and coffee strip. Convenient? Yes. An opportunity you don't want to miss out on? You bet! Other features include, but are not limited to: • Solid brick-and-tile construction • Practical bathroom with a separate bath and shower • Double-door laundry storage cupboard • Separate toilet, off the laundry • Outdoor access from the laundry • Ducted-evaporative air-conditioning • Feature skirting • Security doors and screens • Established gardens • Corner garden shed in the backyard • Gated driveway access - secure parking for at least two cars in tandem • Block size - 582sqm (approx.) • Built in 1968 (approx.) Distances to (approx.): • Oats Street Train Station - 1.4km • Curtin University - 2.6km • Waterford Plaza Shopping Centre - 3.9km • Perth CBD - 8.5km • Perth Airport (T1 & T2) - 10.7km Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.