

22B Boulder Street, East Victoria Park, WA 6101



Townhouse For Sale

Wednesday, 17 January 2024

22B Boulder Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 234 m2

Type: Townhouse



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FRESHLY LISTED!

Proudly Presented by Edward Lim Step into the lap of comfort with this enchanting 3-bedroom, 2-bathroom townhouse nestled in a trio of homes, right in the heart of East Victoria Park. This gem offers more than just a home, it's an invitation to a coveted lifestyle, with convenience at every turn, from nearby shops and parks to the serene riverbanks and excellent public transport options. As you cross the threshold, be prepared to be captivated by the seamless open plan layout that effortlessly blends the kitchen, dining, and lounge areas into a harmonious space. The well-appointed kitchen, boasting ample bench space and storage, transforms meal preparation into a delightful experience. Slide open the doors from the lounge area to reveal a private undercover courtyard, a haven for outdoor gatherings or a peaceful retreat to unwind. Venture upstairs to discover three bedrooms, each uniquely charming. The master bedroom, a spacious retreat, features a walk-in robe and an ensuite with a shower, vanity, and WC. Downstairs, convenience reigns supreme with a WC and a laundry for all your washing needs. Stay comfortable year-round with the reverse cycle split system air conditioner downstairs and the evaporative air conditioning ducted system upstairs. The property also offers a double garage for secure parking, a lock-up storeroom, and the potential for mezzanine garage storage - now that's a bonus! Practicality meets style with a freestanding cooker and a gas hot water system, adding an extra layer of charm to this impressive townhouse. Whether you're a first-time buyer, a growing family, or someone seeking a low-maintenance lifestyle, this property effortlessly checks all the boxes.

The Property & What We Love?!

- * Built Year: 2000 | Strata Block: 176m², Total Build Up: 234m²
- * Amazingly located with awesome lifestyle
- * Oh yes, unbelievably quiet!
- * Three spacious bedroom (with the master comes with a spacious walk-in robe)
- * Extra storage provided in the kitchen
- * An open plan & functional design to maximise space
- * Evaporative air conditioning ducted system upstairs
- * Reverse cycle split system air conditioner downstairs
- * Freshly painted throughout internally
- * Brand new carpet on staircase
- * NBN ready (FTTP, yes the better one)
- * Double lock up garaging with lock up store room
- * Easy access to nearby public transport
- * Low Maintenance, Private & Secure
- * Estimated Rental \$740 - 760/week
- * Outgoings: * Council Rates: app. \$1,958.22 (FY 2023 - 2024)
- * Water Rates: app. \$1,283.54 (FY 2022 - 2023)
- * Strata Levies: \$300/q

And the best part? It's ready for you to move in and start creating memories. Don't miss the chance to turn this townhouse into your dream home. Arrange a viewing today and discover the unparalleled charm of East Vic Park living. For more details or to view this property, simply give Edward Lim a call or text at 0408 929 655. Your dream home awaits!

** 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.**