

24 Heirisson Way, Victoria Park, WA 6100



House For Sale

Monday, 22 January 2024

24 Heirisson Way, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 240 m²

Type: House



Edward Lim

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NEW LISTING!

Proudly presented by Edward Lim...Step into the extraordinary at 24 Heirisson Way! This enchanting two-storey residence, nestled in the vibrant Raphael Park Precinct of leafy Victoria Park, is not just a home, it's a lifestyle statement. With 3 bedrooms and 2 bathrooms, this solidly built gem on a green-titled corner block emanates timeless elegance, constructed with double brick and tile in 1996. Discover the allure of unconventional living as you explore this family haven, perfectly situated on a spacious 240m² block. The meticulously designed floor plan welcomes you with two captivating living areas on the ground floor, flooded with natural light. The open and airy formal living area seamlessly merges with the heart of the home - an open-plan kitchen and dining area. Gaze upon the well-maintained undercover courtyard, a picturesque blend of indoor-outdoor living that adds charm and appeal to this delightful abode. Step outside to a fully fenced yard, a haven for kids and pets, complemented by secure parking for two cars behind the automatic garage doors. The open plan kitchen, a culinary haven with stainless steel appliances, ample storage, and a charming breakfast bar, beckons for casual gatherings and moments of tea-sipping bliss. Journey to the rear and find a thoughtfully crafted laundry area boasting cabinetry with direct access to the outdoor clothesline area. Ascend the stairs to discover the private retreat upstairs, featuring three generously sized bedrooms. The main bedroom boasts an ensuite and walk-in robe, while bedrooms two and three offer built-in storage. There is also a common bathroom to serve bedroom two and three. Stay comfortable year-round with ducted air conditioning, and revel in the convenience of double lock-up parking. The location is unbeatable, with proximity to Raphael Park, McCallum Park, the Swan River, Optus Stadium, and Perth's vibrant cafe and restaurant strip. Effortless commuting is ensured with regular public transport to the City, or take a quick dash to the McCallum Park foreshore and the soon-to-be-completed \$100M Swan River cycling bridge.

The Home & What We Love?! * Exceptional Location with Amazing Lifestyle! * Year Built: 1996, Block Size: 240m², Build Up Area: app. 177m² * 3 bedrooms, 2 bathrooms, 3 WCs on a corner green title block * Double brick throughout * Seamless indoor-outdoor living * Perfect lock & leave * East access to nearby public transport * Low maintenance & secure * Seamless indoor-outdoor living * Victoria Park primary school catchment area * Estimated rental: \$800 - \$820/week Outgoings: * Council Rates: app. \$2,543.14 (FY 2023 - 2024) * Water Rates: app. \$1,335.49 (FY 2022 - 2023)

This beautifully presented and well-maintained home is ready for you to make it yours. Inspection is sure to leave an impression, so don't miss your chance to secure this spacious family haven in an exceptional location! For further details or to schedule a viewing, contact listing agent, Edward Lim, on 0408 929 655. Elevate your lifestyle at 24 Heirisson Way, 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. **