

33 Duncan Street, Victoria Park, WA 6100



Sold House

Monday, 14 August 2023

33 Duncan Street, Victoria Park, WA 6100

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 564 m2

Type: House



Kaylee Hick
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\$920,000

All offers presented by 6pm Wednesday 12 July 2023 (unless sold prior).* If you cannot attend an advertised open time, please contact Dean to schedule an appointment. *Delightfully nestled on a comfortable 564sqm block behind leafy front gardens, this circa-1930-built 4 bedroom 1 bathroom character home is splendidly tranquil in nature and possesses plenty of extra potential too - all in a wonderful location, so close to the Victoria Park Train Station, the buzzing main strip and within metres of the local Duncan Street Store and coffee shop on the corner, just a short walk from your doorstep. Gorgeous original leadlight panels either side of the front entry door set the scene for the charm and nostalgia that lies within these enchanted walls. Outside of the larger master bedroom, any of the other rooms can easily be utilised as either a study or home office if need be, such is the versatility of this practical floor plan. A light and bright bathroom has been stylishly updated over time to include a sleek stone vanity, a bathtub and a showerhead for good measure. High ceilings and solid timber floorboards are almost commonplace throughout the house, inclusive of the open-plan dining and kitchen area that has been impressively renovated and plays host to sparkling stone bench tops, a breakfast bar for quick bites, double sinks, glass splashbacks, an integrated range hood, a gas cooktop, an under-bench oven and a sleek white dishwasher. The latter all overlooks a sunken living room with beautiful slate floor tiles and outdoor access to a fantastic rear verandah where covered entertaining meets a green "blank canvas" of a backyard that can be whatever you want it to be and enjoys gated access via a back laneway. A future swimming pool, workshop or even flourishing fruit and vegetable gardens definitely wouldn't look out of place out here, that's for sure. There is also off-street parking for at least one car on the front driveway, for peace of mind. Before you even hit the vibrant café, restaurant and shopping precinct (that including Victoria Park Central shopping centre) you will walk past Ursula Frayne Catholic College, with Victoria Park Primary School also nearby and the likes of our picturesque Swan River, sprawling riverside parklands, the Crown Towers and casino complexes, our world-class Optus Stadium, the city and even Perth Airport all only a matter of minutes away in their own right. It's living convenience, but with plenty of peace and quiet attached to it!

Internal Features- High ceilings- Solid wooden floorboards- Open-plan dining and renovated-kitchen area- Sunken living room- Stylish bathroom with a bathtub- Ducted-evaporative air-conditioning- Skirting boards

External Features- Private rear verandah for covered outdoor entertaining- Security screens- Rear garden shed- Gated right-of-way access into the leafy backyard, from the rear lane- Front-driveway parking space

Location Features- Footsteps from the Duncan Street Store up the road and Ursula Frayne Catholic College in the opposite direction- Easy walk to both Victoria Park Train Station, shopping and the main Albany Highway food and coffee strip- Close to other top schools, as well as the Swan River- Easy access to Burswood and the Crown Towers/casino precinct- Minutes away from both the CBD and Optus Stadium

What The Owner Loves- The location so close to everything great food and coffee, so easy to walk to anything you need and close to train bus and convenient in the car as well. - The big open plan kitchen dining room, so lovely to cook and chat - The house always feels big with the high ceiling and jarrah floors- I love all the red-tailed black cockatoos that visit the silver princess tree and all the small birds that visit the natives in the front garden. Council Rates: \$1,614.00 Water Rates: \$1,011.41