

# 35A Canterbury Terrace, East Victoria Park, WA 6101



## House For Sale

Tuesday, 13 February 2024

35A Canterbury Terrace, East Victoria Park, WA 6101

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 337 m2

Type: House



Lee & Derek Baston  
0893619353



Isaac Polini  
0893619353

## MID \$900,000s

And smell the coffee. In the heart of the Perth's best restaurant and cafe strip this double brick 2008 built 4 bedroom 2 bathroom home is just what you've been looking for. With an embarrassment of accommodation the home boasts 4 bedrooms all with built in storage, and a study, that could easily become a nursery or guest bedroom if required. This beautiful rear home is tucked away from the madding crowd, with an ornamental plum tree at its entrance, you'll relax and breathe out every time you arrive home. A large double garage is big enough for your 4wd and has a shoppers' entrance opening directly to the entrance hallway of the home. The main living room is a delightfully expansive space. Light filtered through sheer linen drapes plays across the natural timber floors. High ceilings and direct access to the undercover alfresco entertaining, make for easy distinctly Western Australian indoor/ outdoor living. The modern kitchen is as understated as it is glamorous. There is plenty of drawer storage and acres of stone bench top. With clean lines, this light and bright entertainers' kitchen really is the hero of the large open plan living room. Perfect for cooking up a storm, or entertaining friends. The main bedroom is generous in its proportions and features a large walk in robe plus a bank of built in robes for extra storage. The ensuite bathroom is tiled to the ceiling and has a wall-hung, double sink vanity to ensure continuing domestic bliss. Out the back relaxing has never been easier. A low maintenance fully fenced paved rear courtyard, undercover alfresco (with clever insulated roof panels) and built in timber furniture make for an enviable outdoor escape. • Ducted reverse air conditioning • NBN FTTP • Full sized laundry • Ducted reverse cycle air conditioning If location matters 35A Canterbury has it in spades. Walk to everything! Shopping, small bars, restaurants, cafes, parks, public and private schools, and regular nearby public transport straight to the City or Curtin Uni. Inspection is an absolute must. Don't miss the first open! Water \$1,285.21 Council - \$TBAStrata - N/A