

**44 Hubert Street, East Victoria Park, WA 6101**



**House For Sale**

Saturday, 18 November 2023

44 Hubert Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 319 m2**

**Type: House**



Edward Lim

0894737777

## NEW LISTING!

**\*\* FIRST HOME OPEN - 2PM SAT 25TH NOV \*\***Proudly Presented by Edward Lim Step into the enchanting realm of 44 Hubert, where a beautifully preserved 1920's character home, artfully updated is ready to capture your heart! As you enter through the yellow lead light front door, you will be greeted by all the charm of yesteryear with lofty ornate ceilings, picture rails, solid jarrah floorboards and an original working fireplace. You'll find two spacious, freshly painted light filled bedrooms at the front of the house, with the master bedroom featuring a new built-in wardrobe. As you wander further through the home, you'll find the third bedroom with high ceilings and timber floorboards, there's also a separate study providing a serene retreat at the rear. The open plan kitchen features warm wooden countertops, ceramic country style sink, a spacious 900mm freestanding cooker with a built-in oven, dishwasher and an abundance of cupboard space. A breakfast bar overlooking the stunning gardens adds additional dining options for the open-plan kitchen/dining area. Outdoor living is embraced as you enter the back garden through the French doors leading off the dining room to the bespoke undercover alfresco area. This haven features stunning raised garden beds, timber decking, stone paving and complete security and privacy from the outside world, an absolute secluded gem, that can be enjoyed all year round. The main bathroom is tastefully renovated and boasts a deep freestanding bathtub. The laundry and second bathroom are shining examples of practicality and elegance with contemporary features. The tuck-pointed front veranda offers a second outdoor seating option, overlooking the lush green lawns, pretty garden beds and picket fence. Location wise, you're moments away from the vibrant array of cafes, restaurants, bars, shops and public transport that Victoria Park has to offer. Other features include... \* Year Built: 1922 | Strata Block Size: 319m<sup>2</sup> with Build Up Area: app. 137m<sup>2</sup> \* Evaporative ducted cooling throughout, with additional reverse cycle in both living spaces & master bedroom \* Lock-up brick shed \* Fully reticulated gardens \* Off street 2 bay parking \* NBN ready (FTTP), perfect for both leisure and business use \* Estimated rental \$780 - \$800/week, more than a home, it's a smart investment! Outgoings: \* Council Rates: app. \$1,831.95 (FY 2023 - 2024) \* Water Rates: app. \$1,164.46 (FY 2022 - 2023) \* Common Insurance: app. \$1,051.92/annum Homes like this are few and far between. To start your love story with this charming abode, contact listing agent, Edward Lim on 0408 929 655. \*\* 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. \*\*