

**45 McMillan Street, Victoria Park, WA 6100**



**Sold House**

Sunday, 13 August 2023

45 McMillan Street, Victoria Park, WA 6100

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



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**\$760,000**

Proudly presented by Edward LimLife just got a whole lot more exciting at 45 McMillan Street! This fantastic home is all about living the good life, where every day feels like a fabulous adventure! Picture this, lazy Saturday mornings strolling to your favourite cafe or grabbing take-away for dinner with a leisurely walk. It's a breeze to access everything you love - restaurants, bars, shops, fitness centres, parks, weekend farmer's markets, and even the stunning Swan River! Whatever you desire, it's right at your fingertips! But wait, there's more! Positioned in the sought-after Victoria Park Primary School catchment area and surrounded by choices of nearby private schools, this place is a jackpot for the whole family! Brace yourself for four bedrooms, two bathrooms, and a jaw-droppingly GENEROUS open plan kitchen, living, and dining area - all sitting on a fabulous 364m<sup>2</sup> Green Title block! You've just found the HOME of your dreams! Fully fenced and with a gigantic undercover alfresco area at the rear, this spot is made for relaxation and entertainment, it'll quickly become your favourite place to be! As you enter, a light-filled formal lounge area greets you with open arms. And there it is - the crown jewel of the entry level - a large master bedroom with a generous walk-in robe and a private ensuite bathroom that screams both practicality and convenience! Moving deeper into the heart of the home, a sprawling open plan family living area, adorned with modern wooden flooring, beckons you. Behold, the kitchen of your wildest fantasies - boasting plentiful cupboards and bench space, modern appliances, heaps of storage, and a walk-in pantry! Prepare to unleash your inner chef and dazzle family and friends with your culinary prowess! Now, down the hallway, you'll find three more good-sized bedrooms, all equipped with built-in robes. Perfectly positioned away from the master, these bedrooms offer extra privacy for guests or family members. And yes, there's a common bathroom to serve them all. Plus, a separate laundry area with a separate WC and direct access to the outside clothesline area - how convenient is that? Comfort is key, and this home has got you covered year-round! Adequately insulated and equipped with four split-system air conditioners, you'll stay cool in summer and cosy in winter - the perfect setting for your everyday adventures! Parking? Sorted! A double lock-up garage with allocated parking bays and two additional off-street spots right in front of the garage - plenty of room for everyone! Oh, and did we mention the Super-Fast Internet with NBN installed? Perfect for both business and leisure - you'll stay connected to the digital world seamlessly! The Home & What We Love?! \* Year Built: 1999\* Block Size: 364m<sup>2</sup> | Build Up Area: 149m<sup>2</sup>\* High sought after area, offering you the best of convenience & a vibrant lifestyle\* Multiple living area | spacious & well proportioned\* Embrace the freedom of an expansive open-plan area where the kitchen seamlessly flows into the dining and living spaces, creating the perfect environment for socialising & family time\* Master bedroom, complete with ample storage in the walk-in robe & a private ensuite that exudes comfort\* Enjoy the convenience of built-in robes in bedrooms 2, 3 & 4, providing organised storage solutions for clothing & belongings\* Split reverse cycle air conditioning system throughout | Stay comfortable year-round with the efficient and effective reverse cycle air conditioning system that provides climate control throughout the home (4 of them)\* Spacious undercover patio | Entertain guests or simply unwind in style under the generous undercover patio, creating a perfect outdoor sanctuary for relaxation and gatherings\* Double lock up garage | Park your vehicles securely & have the added convenience of a double lock-up garage, providing ample space for parking & storage\* Easy access to nearby public transport | Enjoy hassle-free commuting with the convenience of easy access to nearby public transport options\* Experience peace of mind in a private & secure property that requires minimal maintenance, allowing you to focus on the things that matter most\* Estimated rental \$820 - \$840/week | A no brainer investment property! Outgoings:\* Council Rates: \$2,212.53 (FY 2023/2024)\* Water Rates: \$1,234.90 (FY 2022/2023) If you're looking for a home that's the epitome of style, comfort, and a touch of magic or a great investment property, look no further! Embrace the magic of 45 McMillan Street and get ready to live your best life in a place that radiates positive vibes. Come and experience the grandeur for yourself! This fantastic home is currently rented to reliable tenants for \$800/week until 21/9/2023 with tenants happy to renew their lease. For more information, simply call or text 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.\*\*