

**74 Swansea Street, East Victoria Park, WA 6101**



**House For Sale**

Friday, 17 May 2024

74 Swansea Street, East Victoria Park, WA 6101

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 673 m2**

**Type: House**



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## Expressions of Interest

A masterpiece of character and charm in the heart of East Victoria Park. This stunning Federation-built home has been meticulously restored to the highest standards, creating an abode that will capture your heart from the moment you step inside. Nestled within walking distance of the renowned Vic Park Cafe Strip, this gem offers you the essence of vibrant urban living, where every morning promises a delightful stroll to your favorite coffee spot. For those city adventures, you're just a short drive away from the bustling Perth CBD, the picturesque Swan River Foreshore, and the convenience of the domestic and international terminals. As you approach this timeless beauty, the tuckpoint finished facade, collapsible front gates, and secure front yard welcome you with open arms. There's ample room for multiple cars, including a lock-up single garage, and the manicured lawns and retained gardens set the stage for something truly special. A private portico at the front of the home adds a touch of sophistication. Upon entering, the main hall beckons with high ceilings and glowing jarrah floorboards. The spacious master bedroom boasts a reverse cycle split system there is a modern & upgraded private ensuite, setting the standard for luxury living. The remaining bedrooms are generously sized, each with its own built-in robe. The centrally located kitchen which has been recently renovated features an island bench, ample bench and cupboard space, and is beautifully finished with stone bench tops, quality appliances and a dishwasher. The breakfast bar is the perfect spot to start your day with a steaming cup of coffee. The rear of the home adds another layer of class and space, split-level, open-plan, and adorned with brand new carpets, tasteful light fittings, and automatic sheer curtains. This versatile space serves as your dining area, living room, and home office, complete with a tucked-away whiskey bar that can double as a wine cellar. French doors open onto the expansive gabled entertaining area, where you can host gatherings with style. Electronic roller shutters provide the privacy you desire. The secure backyard features pristine lawns and gardens, enclosed by new colorbond fencing. To top it off, a brand-new double auto garage or workshop is accessible from the rear lane. For those with an eye on the future, this property holds the potential for development with R30 zoning, where you can retain the home and create a rear block with rear lane driveway frontage (STCA). Council Rates: \$2011.56 Water Rates: \$1331.88 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.