

**82A Teague Street, Victoria Park, WA 6100**



**House For Sale**

Sunday, 24 March 2024

82A Teague Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



Edward Lim

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## FRESHLY LISTED!

**\*\*First Inspection 5:45pm Wed, 27/3/24\*\*** Proudly Presented by Edward Lim Step into your own private retreat with this hidden gem! Tucked away behind a beautifully and so well-presented family home on a serene, whisper-quiet street, this rear sanctuary offers the ultimate escape just moments from the city bustle. Boasting three bedrooms, two bathrooms, and not one, but two living areas, this home is tailor-made for both starting out and downsizing. Picture-perfect bamboo wooden floors guide you through a thoughtfully designed layout, providing a harmonious balance between space and privacy. The heart of the home is the expansive gourmet kitchen, a chef's dream with modern appliances and ample room to unleash your culinary creativity. Entertain in style, whether you're cooking up a storm or hosting friends in the spacious dining area that effortlessly flows into the leafy alfresco courtyard. Retreat to the master suite, where tranquillity meets luxury with a private ensuite and walk-in robe, perfectly positioned to overlook the charming front garden. Meanwhile, a second living area at the rear of the home offers a peaceful escape, overlooking the low-maintenance outdoor space. Built to last from double brick in 1998, 82A Teague Street has been cherished over the years, offering a solid foundation for your future adventures. And speaking of adventures, you'll find yourself spoiled for choice with a myriad of restaurants, bars, and cafes just moments away. Plus, with the river, Optus Stadium, Crown Perth, and the city all within easy walking distance, every day feels like a new discovery waiting to happen.

**The Property & What We Love?!\*** Exceptionally Located...  
**What a Lifestyle?!\*** Built Year: 1998 by the reputable Dale Alcock Homes\* Block Size: 351sqm Living Area: App. 138sqm \* Standalone rear property\* Bamboo wooden flooring throughout\* Freshly painted internally\* Quality fittings and fixtures throughout\* Split reverse cycle air conditioning system\* Double car port \* NBN (FTTP, the better one)\* Low Maintenance, So Private & So Quiet, shh...\* Estimated Rental: \$760 - \$780/week Outgoings:\* Council Rates: app. \$2,062.85 (FY 23/24)\* Water Rates: app. \$1,303.65 (FY 22/23) Don't miss your chance to experience the allure of this remarkable home. Schedule your inspection today and unlock the door to your dream lifestyle. Contact listing agent, Edward Lim on 0408 929 655 for more information or to arrange a viewing. **\*\* 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.\*\***