

240 Berwick Street, Victoria Park, WA 6100



House For Sale

Saturday, 29 June 2024

240 Berwick Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 491 m2

Type: House



Edward Lim
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NEWLY LISTED!

** To access more information regarding the property & to make an online offer, kindly go to <https://prop.ps/l/jCHzgSMKgGjn> **Proudly Presented by Edward Lim Get ready to fall in love with the perfect blend of charm and convenience! Nestled in a vibrant neighbourhood, 240 Berwick Street is your dream home just waiting to be discovered. Imagine morning strolls to riverside parklands, quick jaunts across the causeway to the city, and a delightful array of restaurants just steps away from your front door. This enchanting home, set on a generous 491m² green title block, has been lovingly maintained and exudes timeless charm. Think high ceilings, polished jarrah floors, ornate ceiling roses, timber skirting, picture rails, and wall panels - all the classic details you adore. Step inside to find two spacious bedrooms at the front, both bathed in natural light and featuring built-in robes. A third bedroom is tucked away at the rear, offering privacy and tranquillity. The sun-drenched open-plan living area is inviting and expansive, perfect for cosy evenings or lively gatherings. The heart of this home is its impressive open plan kitchen, designed for both entertaining and everyday meals. With a freestanding 900mm SMEG gas burner cooktop/oven, rangehood, dishwasher, ample bench space, and plenty of cupboards, it's a chef's delight! You'll love the industrial-style bathroom with a built-in toilet, shower, and bath, located conveniently at the rear of the home. The spacious laundry room boasts plenty of storage with wall cabinets to keep everything tidy and organised. Step outside to a delightful alfresco area overlooking a fully fenced backyard, perfect for relaxing on hot summer afternoons or creating a fun space for the kids. Whether it's a trampoline or a small pool, the options are endless. Plus, there's a BIG powered shed with vehicle access from the side, ideal for a boat, project car, workshop, or even a pool table! The home features NBN (FTTP - that's the good one) and reverse cycle air-conditioning split system throughout, keeping you and your family comfortable all year round. The Property & What We Love?!* Superb Location with Awesome Lifestyle!* Ridiculously convenient* Charming facade* Built Year: 1921 | Block Size: 491m², Build Up Area: 209m² (including 53m² Workshop)* Green title block* Short stroll to vibrant Victoria Park cafe strip* Easy access to nearby public transport* Spacious & well proportioned* Open-Plan Kitchen, Dining, Living Area* Upgraded open plan kitchen* Reverse cycle air-conditioning split system in the living area, master bedroom & bedroom 2* Both master bedroom and bedroom 2 come with built-in robes* Huge backyard* NBN (FTTP, the better one)* BIG powered shed* Low Maintenance & Secure* Estimated Rental \$760 - \$780/week, not bad eh?! Outgoings: Council Rates: app. \$1,754.77 (FY 2023 - 2024) Water Rates: app. \$861.57 (FY 2022 - 2023) This gem won't last long - an inspection is a must! For more information or to schedule a viewing, contact listing agent, Edward Lim at 0408 929 655. Don't miss out on making 240 Berwick Street your new home! ** 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.**