

40 Nottingham Street, East Victoria Park







Location PLUS – Renovate or Build Your Dream Home Here!!

Experience prime convenience wrapped in charming vintage allure with this 1950s bungalow-style residence, located on a subdivided strata title block in a highly sought-after area. Merely footsteps away from top educational institutions, expansive parklands, and key transport hubs, this property exudes untapped potential for renovation or the perfect location for your dream home.

Step into a world of character as you explore the home's three generous bedrooms and a cosy living room, complete with a fireplace for those winter evenings. The home retains its original Jarrah floorboards and features high ceilings that add to its timeless charm, and the kitchen has an electric stovetop and a traditional wood-burning stove. The amenities include a separate laundry room, separate WC, and a bathroom complete with shower, vanity, and WC. For year-round comfort, ceiling fans are installed in the meals area and main bedroom, with a split-system air conditioner in the living room.

Outside, enjoy ample parking space and a generous setback from the verge, an excellent canvas for those with a green thumb. Savvy investors will find it difficult to resist the immense potential this family-friendly locale offers. Strategically positioned for lifestyle convenience, this residence offers easy access to Curtin University, Bentley Technology Park, Millen Primary School, Kent Street Senior High School, and Ursula Frayne Catholic College.

3 1 1

Price	SOLD for $600,000
Property Type	Residential
Property ID	29496

Agent Details

Kenny Poi - 0481 340 343

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

For nature lovers, the Kensington Bushland Reserve is a leisurely stroll away. Fulfill all your shopping needs at The Park Centre, featuring Coles and K Mart, and enjoy endless dining options along Albany Highway. City commuters will appreciate the quick 15-minute drive to the CBD or the convenience of nearby Oats Street train station.

Act quickly with this home! Contact Kenny Poi with your enquiries on 0481 340 343, and arrange your viewing.

Features include:

3 bedrooms, 1 bathroom character home
Built circa.1956
463sqm strata-titled block
Own street frontage of 15.39m
No Strata Fee
North Facing
Original jarrah boards
High ceilings
Split system AC in the living room
Ceiling fans in the dining and main bedroom
Brick fireplace in living room
Rear covered terrace and large yard
Driveway parking at the front
Generous sized bedrooms
Newly installed underground power network
Sold in 'as is' condition

Location (approx. distances):

1.0km Kensington Bushland Reserve
1.0km Millen Primary School
1.4km Curtin University
1.5km Coles Victoria Park
1.7km Kent Street Senior High School
1.8km Bentley Technology Park
2.3km Collier Park Golf Course
3.0km Ursula Frayne Catholic College
3.4km Welshpool Train Station
7.3km Perth CBD

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.