



FOR SALE

LOCATION – LOCATION – LOCATION

The smart money will always consider these properties above others. This is a gem. The two-bedroom, one bathroom unit is one of four and there's NO STRATA FEES to pay. The prime location ensures that you are just minutes to the CBD via the Causeway, and a short stroll to the South Perth foreshore. Optus Stadium, Crown Casino and the bustling Victoria Park Café strip is close by. You are spoiled for choice with this gem, as all the must have services are on your doorstep. This includes an approximate 15-minute trip to the Perth Airport.

Once you are moved into 77B Cargill Street, you will love the abundance of leafy Parklands at your disposal. These include Taylor Reserve, McCallum Park, Charles Paterson Park plus you are within close proximity to Raphael Park. Victoria Park Christian School is very close also.

Not only a gem of a location, but a gem of a property too, with so many special lifestyle choices available for the proud new owner to enjoy. Add to this, essential services and public transport are at your disposal so your wish list should be well and truly covered .

Will especially suit people who love the easy life. With so much entertainment and fun at your fingertips... what more could you wish for.

If you are single, a couple, retiree, first home buyers or even the astute investor then

"THIS IS DEFINITELY FOR YOU!"

YOU WILL LOVE THE FOLLOWING BENEFITS TOO

- Private rear unit with secure, private gated entrance
- Light and bright open plan kitchen/dining area
- Well located kitchen has a double electric oven, gas cooktop and rangehood
- Kitchen overlooks the low maintenance garden and private patio
- Spacious lounge room easily flows to kitchen/dining area
- Split system air conditioning for all year-round comfort
- Separate laundry with shoppers' entrance
- Main bedroom is king size, has wall to wall carpet and built in robe
- Second bedroom will easily fit a double bed, has wall to all carpet and built in robe
- Stylish modern bathroom with shower, relaxing bathtub and vanity – separate WC
- Ceiling fans throughout and heaps of storage plus NBN
- Spacious separate storage shed at rear of property
- Remote garage plus extra car park
- Year of construction: 1990 - Zoned: R40 Quadruplex - Shire of Victoria Park

2 BED | 1 BATH | 1 CAR

PRICE:

FROM \$700.000

OPEN FOR INSPECTION:

N/A

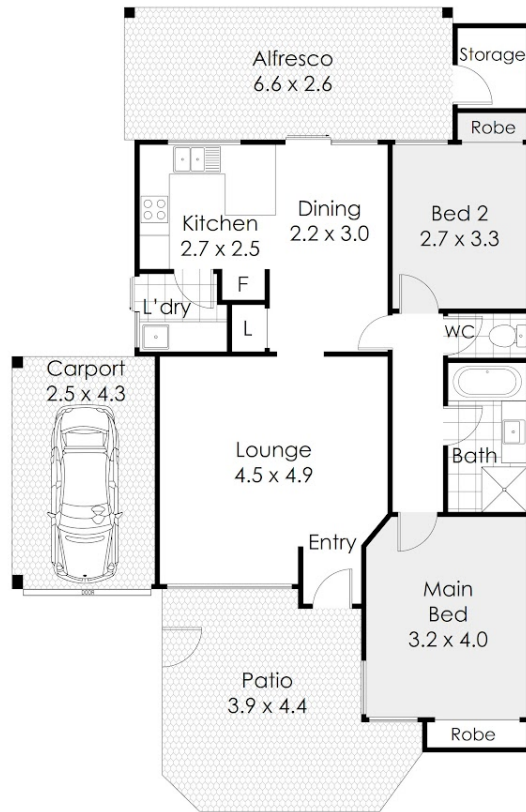


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77b Cargill Street, Victoria Park

This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

	131 m ²
	2 Bed
	1 Bath
	1 Car

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.