

**3 Bush Street, St James, WA 6102**



**House For Sale**

Friday, 10 May 2024

**3 Bush Street, St James, WA 6102**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



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## CONTACT AGENT

**\*\*All offers presented- closing 22/05/2024 at 6pm (unless sold prior)\*\*** Nestled within the Town of Victoria Park council in a sought-after pocket of St James that is right on the East Victoria Park border and close to the buzzing Albany Highway café, restaurant and shopping strip, this delightful 3 bedroom 1 bathroom fully-renovated character home is perfectly positioned for easy living - and will definitely suit a young family seeking to get a foothold in an established inner-city suburb. Perched on approximately 654sqm, this timeless circa-1958-built double brick and tile gem has a huge backyard with plenty of lawn space for the kids and pets to take full advantage of - as well as heaps of scope for a future swimming pool or workshop, if you are that way inclined. It is all terrifically overlooked by a fabulous pitched rear patio deck that encourages covered alfresco-style entertaining, all year round. Inside, high ceilings and solid wooden floorboards are commonplace and help preserve the property's original nostalgia of yesteryear. An inviting front lounge room makes an instant first impression and keeps conversation separate from meals - the latter is saved for the open-plan revamped-kitchen and dining area, complete with a ceiling fan, sleek stone bench tops, quality stainless-steel range-hood, gas-cooktop and oven appliances, a stainless-steel double-drawer dishwasher and ample built-in storage space. There is also a separate study nook that can be whatever you want it to be. The stylishly-renovated bathroom features a shower, toilet and mid-century style vanity and the laundry has already been modernised to include decent built-in storage options. An ultra-convenient location awaits you here, so close to lush green parks (some only walking distance away), public transport, more shopping at Park Centre, Bentley Plaza, Waterford Plaza and Westfield Carousel, Curtin University, other excellent schools and educational facilities, the city and so much more. How wonderful!

**Internal Features:**

- High ceilings
- Solid wooden floorboards
- Double brick and tile
- Welcoming front lounge room with a ceiling fan and feature brick fireplace with mantle
- Separate updated kitchen and dining area - with its own ceiling fan
- Stylish tiled kitchen splashbacks
- Range hood
- Gas cooktop
- Under-bench oven
- Sleek stainless steel, double drawer dishwasher
- Tiled study nook at the back of the house
- Built-in wardrobes to the master and 2nd bedrooms
- Revamped bathroom with a shower, toilet and stone vanity
- Separate updated laundry with plentiful storage and a separate 2nd toilet
- Ducted air-conditioning plus ceiling fans in main rooms
- Security-alarm system
- Feature ceiling cornices
- Skirting boards

**External Features:**

- Entry deck
- Security doors
- Lovely front-yard lawns
- Large pitched outdoor patio-entertaining deck at the rear - with a ceiling fan and café/shade blinds
- Huge backyard with more verdant green grass and shade from its central tree
- Established gardens
- Pitched double carport
- Garden shed

**Location Features:**

- Easy access to Albany Highway coffee spots, eateries and shopping
- Walk to parks and bus stops
- Close to other schools and shopping options
- East Victoria Park border (Town of Victoria Park locale)

**What The Owner Loves:**

- Vibrant community atmosphere with many Town of Victoria Park popular family and community spaces and events
- Leisurelife and Aqualife community centres
- Close to the Swan River walkway
- Quick drive into Perth CBD
- Walking distance to bars and pubs
- Relaxing drinks and entertaining on the backyard deck

**Rates & Local Information:** Council Rates: \$1256 p/a Water Rates: \$861.57 (2022/23) Zoning: R20

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.