



### 47A Lichfield Street Victoria Park WA

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#### PRIVATE EXECUTIVE RESIDENCE CLOSE TO CAFÉ STRIP

Entry level modern living is prime location a short walking distance to the Victoria Park Café Strip. No strata fees on this private 404sqm survey strata block partnered with 2004 built home totalling 178sqm with room to move. Currently leased to great tenant at \$450 with vacant possession available

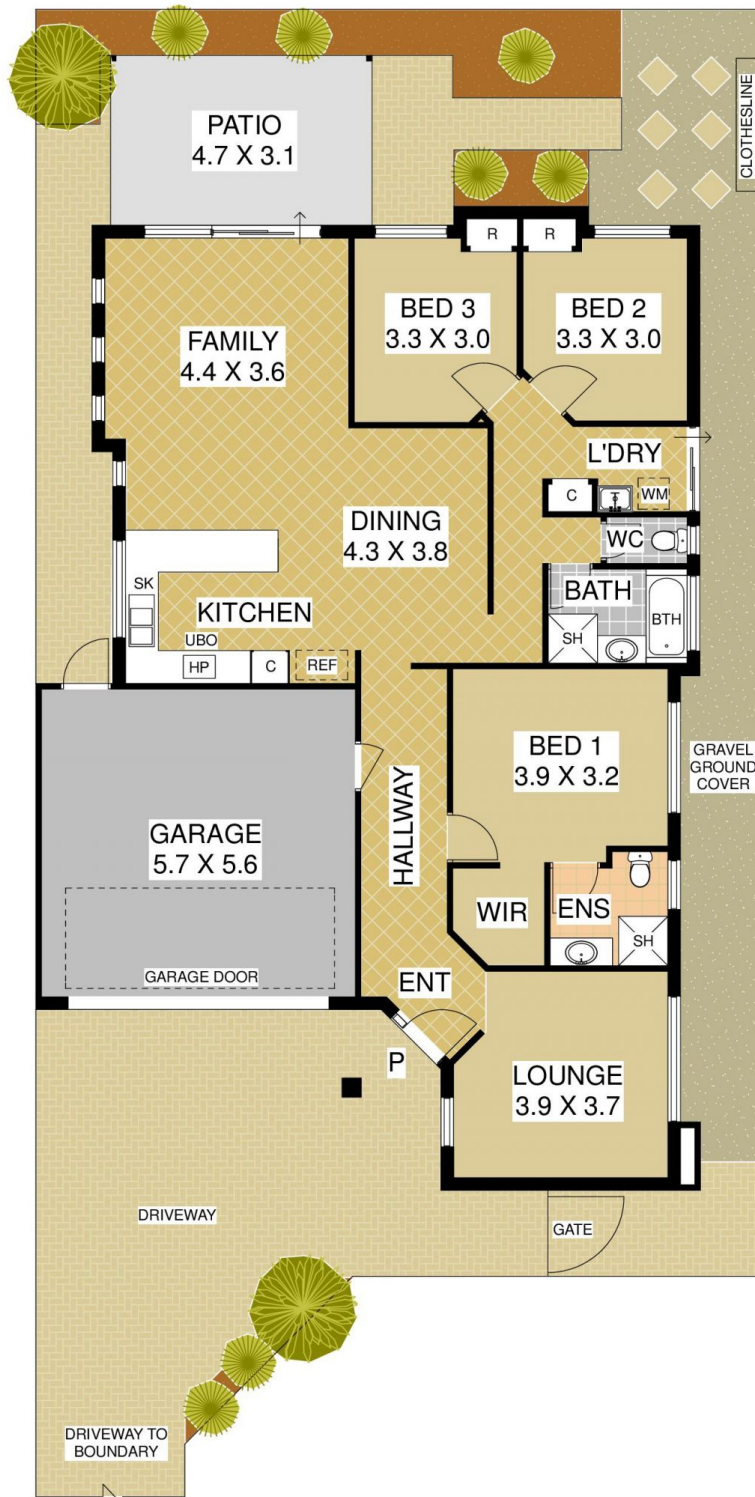
#### RED HOT FEATURES INCLUDE

- ? Prime 404sqm with own driveway no common area.
- ? Modern 2004 built residence totalling a big 178sqm.
- ? Plenty of parking in front of double auto lock garage.
- ? Covered front portico leading to tiled entry hallway.
- ? Alarm system, reverse cycle ducted air conditioning.
- ? Separate front lounge area or home theatre room.

**Building Size** : 178 sqm  
**Land Size** : 404 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/victoria-park/residential/house/8083112>



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INTERNAL HOUSE AREA - 131m<sup>2</sup>

PATIO - 15m<sup>2</sup>

GARAGE - 32m<sup>2</sup>

**TOTAL - 178m<sup>2</sup>**

**BLOCK - 404m<sup>2</sup>**

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