

**100 Leake Street, Belmont, WA 6104**



**House For Sale**

Monday, 3 June 2024

100 Leake Street, Belmont, WA 6104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 632 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**From \$649,000**

Step back in time and be captured by the timeless charm of this circa 1930's beauty, sure to captivate with its warm inviting character, renovated updates and stunning exterior timber deck surrounded by a lush tranquil, leafy green backyard. Boasting a range of exceptional features this home is truly one-of-a-kind with its bright blue door on the front veranda, natural light filled spaces, high ceilings, feature fireplace, french doors ... not only this but the property has had a touch of modernity added with an upgraded kitchen, featuring lighting, bathroom, air conditioning, ceiling fans. Comfort + convenience for its lucky new owners makes this the perfect place to call home. Plenty of savings too with solar panels to the property to reduce your power bills. This beautiful home will also reward you with an outstanding location close to the Swan River, Perth Airport, Burswood Entertainment Centre, Optus Stadium and a short commute to the Perth CBD. Located in the City of Belmont, nearby is the thriving local retail and entertainment sector that includes the Belmont Forum Shopping Centre, restaurants and a cinema. Belmont Oasis Swimming Complex, Reading Cinemas, Ascot and Belmont Racecourses. There are also a number of parks and bushland to utilise and enjoy. With easy access to major roads/highways, commuting to the Perth Airport, Perth CBD or other suburbs is a breeze. A very rare opportunity to secure a property of this calibre ... your new home awaits...The property:• Character cottage style home• Built in 1937, renovated• Established lawns & gardens throughout• Enclosed front yard secured behind a stunning JARRAH timber paneled fence/gate• Two bedrooms, one bathroom• Functional floor plan• High ceilings• Feature lighting throughout, drop down pendant fixtures• Neutral roll down blinds• French doors• Light filled open plan kitchen, dining & lounge with FUJITSU reverse cycle air conditioner, ceiling fan + feature fireplace• Modern upgraded kitchen with stainless steel appliances, WESTINGHOUSE four burner gas cooktop, BOSCH dishwasher, double sink with filter tap, plenty of storage cupboards including overheads, stone benchtops• Bedrooms include freestanding robes with plenty of storage, FUJITSU reverse cycle air conditioning, ceiling fan• Generous bathroom with contemporary freestanding bathtub• Updated laundry with separate toilet adjoining to rear of home• Large undercover decked area overlooking lush tranquil, leafy green backyard• Sprawling backyard with COLORBOND fencing• Garden shed• Single carport with retractable heavy duty outdoor blinds - space could be used as another outdoor living space• Additional parking to front driveway• RHEEM gas hot water system• 4KW FRONIUS solar inverter system• 632m<sup>2</sup>, total lot sizeThe location:• 2 minutes to major roads including freeway • Within the vicinity of St Maria Gorettis & Redcliffe Primary School• 3.5 kms to Belmont Forum, Restaurants, Cafe's• 2 kms to Perth Airport• 10 kms to Perth CBDInvest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$550.00 - \$570.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.