

12/179 Daly Street, Belmont, WA 6104



House For Sale

Saturday, 20 April 2024

12/179 Daly Street, Belmont, WA 6104

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 80 m2

Type: House



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From \$439,000

Welcome to this gorgeous three-bedroom, one-bathroom property filled with a large living area with high ceilings, beautiful slate tiling, three good-sized bedrooms and massive courtyard area with plenty of storage. Currently vacant, this home provides opportunity to immediately move in, or rent out the place for a high estimated rental yield of 6.52%. Being close to parks, schools and shops, only a short drive from a major shopping centre, and only approx. 15 minutes from the Perth CBD, there is so much to love about the location of this home - be it for an investment, your first home, or a change in homes. Come and see this beautiful home for yourself - just make sure to not miss out! This home is currently vacant, with an estimated rental price of \$500 per week. Based on a purchase price of \$400,000 and market rent, the estimated rental yield for this property is 6.52%. Belmont is a popular suburb close to the city, with a large residential area surrounded by multiple schools and a large shopping centre. Are you ready to make this home an investment for your future? Positioned in a strata complex with plenty of space and greenery throughout, this home presents a dynamic forefront with multiple trees shading over the driveway and providing privacy to the home. There is plenty of parking space, with room for one car in the carport, and another on the driveway. Coming up to the front door, you pass the front verandah area, which is perfect for a little coffee table to sit out and enjoy your new home. Entering inside the property, you come through to the entry and living area, which incorporates high ceilings with a triangle space, creating an extra sense of space that adds to the comfort of the room. The window to the side provides plenty of natural light, and on through to the dining area there is a sliding door which also provides light as well as accessibility to the rear yard. The living area is partitioned off from the dining area by a half-wall, which allows to ability to chat and move between the rooms, whilst also creating two separate areas for differing activities. A little dining table would go well here, and have a nice view out to the rear yard. Nearby, you have the kitchen, which has multiple cupboards for storage, a free standing oven, stainless steel sink, and a shelf for a microwave. There is also the option to expand or renovate this kitchen area to create more space - how will you make this home your own? Two of the bedrooms in the property are positioned towards the rear of the home, and the third is accessible near the dining area. There is a sliding door to create privacy for this third bedroom. If it is not used as a bedroom, it could easily be turned in to a study area or playroom. This room has a wardrobe, and the other two bedrooms have built-in robe areas with a shelf and robe for your storage requirements. Also having a lot of storage is the nearby laundry, which has a plethora of cupboards to use. The bathroom - which has a shower plus bath combo - also has a vanity for your bathroom storage. Coming outside, you step out to the undercover patio, which would be a great place for entertaining or hosting a barbeque, birthday party or outdoor evening meal in the summer. The patio provides shade for the hot days, and there is a fake lawn area where you can place some potplants or garden area to liven up the space with a green touch. To the patio, there is also a built-in barbeque area, which is ready for you to bring back to working order and make the most of it! Also to this backyard is not one but two sheds (one being a storage room, and the other a garden shed), a brick area under the patio to place a flower or garden bed, multiple trees including a fruit tree and frangipani tree, and a side gate so that you can step in and out of the front and back areas easily. Nearby to the home, you have Centenary Park only a few short minute's walk away, which has a lake, barbeque area, oval, community centre, and walking paths to enjoy. Also within a 1.5km walk you have Alfred Park, Signal Hill Reserve, Aquanita Park, and Smith Lake Reserve - plenty of options! As for shops, the Belmont IGA is only 1.2km or approx. 17 mins walk, and the larger Belmont Forum Shopping Centre is around 6-7 minutes drive. Schools nearby include Belmont Primary School (approx. 16 mins walk), Belmont City College (approx. 20 mins walk), and Notre Dame Catholic Primary School (approx. 20 mins walk). There is a bus stop on the nearby Belgravia Street, and the property is also close to links on to Great Eastern Highway and Tonkin Highway for your commute. There is so much to love about this property, whether you are looking to move in yourself and make the most of the home, or rent it out for someone else to appreciate the home... Whatever you decide to do, make sure not to miss out on this home which is in a great location close to parks, shops & schools, has a charming interior and attractive outdoor area!