

**194A Epsom Avenue, Belmont, WA 6104**



**Townhouse For Sale**

Wednesday, 15 May 2024

194A Epsom Avenue, Belmont, WA 6104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Martin Cardozo  
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## Buyers over \$650,000

This stunning 3 bedroom, 2 bathroom executive townhouse boasts designer quality in a cosy group of just three homes. Nestled in a highly convenient central location, the home enjoys an attractive outlook over Morgan Park and playground. This is a move in, nothing to do home ready for immediate occupation. Just unpack and relax or lock up and leave. The choice is yours. Newly installed synthetic turf means there's no lawn to mow and more time to enjoy life!\*

Ground Floor: 130sqm, including Garage/Store. \* Upper Floor: 62sqm\* Total Strata Land Area: 251sqm.\* Built circa 2009.\*\* NO STRATA LEVY & NO SHARED INSURANCE. Outstanding features include.\* Beautifully appointed kitchen. Stainless steel appliances & dishwasher recess.\* Comfortable living with ducted evaporative air-conditioning upstairs.\* Elegant neutral decor in the spacious open plan living & dining areas.\* Oversized master bedroom with double robes, roller shutter & split AC.\* Ample storage space with built-in robes and additional storage options.\* Quality fittings throughout the bathroom, ensuite, and powder room.\* Upstairs sanctuary sitting room, rumpus room or study area.\* Shopper entry from the Garage. Convenient under stair storage.\* Paved alfresco patio to enjoy outdoor entertaining.\* Double garage with remote sectional door and extra storage space. This super handy location is close to the Belvidere Street Shops including All Foods Market IGA, Post Office, Restaurants, Tavern, Bakery, Newsagent, Chemist, Doctors and Public transport. Parks and Primary schools including St Maria Goretti's, Belmay & Redcliffe are all nearby. Situated circa 8km from the CBD, this home is strategically positioned close to many City of Belmont amenities that include the Belmont Forum, Reading Cinemas, Cafes and eateries, Perth Airport, DFO, Costco, Optus Stadium, Redcliffe Train Station, Crown Entertainment Complex and the Swan River. Public transport is only a short stroll away. Council rates: FY24 \$1,861. Water rates: FY23 \$1,294. Be Quick, This Is Terrific Buying! This awesome two-level home is proudly presented by RealtyWest. Please call Martin Cardozo on 0416 193 008 to arrange your personal tour.