

**196 Epsom Avenue, Belmont, WA 6104**



**Sold House**

Wednesday, 6 September 2023

196 Epsom Avenue, Belmont, WA 6104

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 837 m2**

**Type: House**



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**\$685,000**

Proudly Presented by Edward Lim Get ready for a stunning family home that's about to steal the show! Boasting 3 bedrooms with a potential 4th bedroom too, a well-appointed bathroom, and a colossal open-plan living and dining area, all resting on an enormous 837m<sup>2</sup> green-titled lot, this is the dream you've been waiting for. Welcome to 196 Epsom Avenue! Step into a radiant formal lounge area, adorned with beautiful jarrah wooden flooring. Positioned right at the entrance, it offers a warm welcome and a view of the low-maintenance front garden. It's all about that first impression! The heart of this home is its open-plan kitchen, overseeing the expansive living space. Completely refurbished and showcasing brand-new modern appliances, including a gas cooktop, rangehood, and oven, this kitchen is a culinary haven. With heaps of cupboard space for all your ingredients, cookbooks, and more, you can let your inner chef shine! The master bedroom is nothing short of spacious, featuring a generous built-in robe. The other two bedrooms are equally well-sized and perfectly proportioned. Now, here's the twist – the potential 4th bedroom is currently used as a study, but it's versatile enough to also become an activity room or your private theatre. The choice is yours! Both the laundry and the common bathroom have been tastefully renovated from top to bottom. The common bathroom even comes with a bathtub featuring a built-in shower area. It's all about those little luxuries! Outside, there's both a front and backyard. The front yard has been beautifully maintained, while the backyard is a blank canvas awaiting your creative touch. Imagine a pool, a chicken coop, a beekeeping area, a granny flat, a playground for the kids, or even an extension – this backyard has the space for it all! There's also a brand-new shed, perfect for storing tools, cars, or just providing some extra space. We're not done yet – this home comes with reverse-cycle air conditioning split systems, NBN (Fibre to the Node | FTTN), and plenty of storage space. With secure off-street parking for up to 3 vehicles under cover, and an additional 3 off-street parking spaces behind the front gate, there's ample space for family and friends. Location wise, this home faces the scenic Morgan Park and is a stone's throw away from everything you need. Belvidere Shopping Precinct, Belmont Forum, Belmont Leisure Centre, Perth Airport – they're all just minutes away. With easy access to Great Eastern Highway and Tonkin Highway, life here is a breeze. Now, let's get into the nitty-gritty of this property: \* Year Built: 1970 | Zoned: R20/40 \* Block Size: 837m<sup>2</sup> (18.51m wide & 45.26m depth) with Build Up Area: 119m<sup>2</sup> | It's not just a home; it's a lifestyle upgrade! \* Flat & rectangular block | Your canvas for creative living! \* Exceptional Location & Extraordinary Lifestyle | It's all about convenience & a vibrant lifestyle \* Refurbished open plan kitchen | Where culinary dreams come true \* Security cameras & security screens | Your peace of mind is a top priority \* Quality fittings & fixtures throughout | Because luxury is in details \* Renovated bathroom & laundry area | Indulge in modern comfort \* Split system air conditioning in both master bedroom and living area | Stay cool in style \* Single carport with automatic roller door with space for 2 parking undercover (brand new car patio) and 3 open space parking | Your vehicles deserve the royal treatment \* Brand new shed outdoor | Extra space for your dreams! \* Perfect lock & leave | Because life should be easy... \* Low maintenance & secure | It's all about peace of mind \* Estimated Rental: \$560 - \$590/week | Your wallet will be smiling! Outgoings: \* Council Rates: app. \$1,608.29 (FY 2023/24) \* Water Rates: app. \$1,113.30 (FY 2022/23) Homes like this, in such prime locations, are a rare find. An inspection is sure to impress, so don't miss out on this incredible opportunity. For more information or to explore this home for yourself, call or text listing agent, Edward Lim on 0408 929 655. Your family's dream home awaits! \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*