

**21 Belvidere Street, Belmont, WA 6104**



**Sold House**

Friday, 25 August 2023

21 Belvidere Street, Belmont, WA 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 792 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**\$550,000**

This 3-bedroom cottage home sitting on 792m<sup>2</sup> was built in 1956 and with just a pinch of creative vision you could turn this into something truly special. Knock it down and rebuild your dream home or redevelop into an investment success story. With current zoning of R20/R40 potential development allows for up to three dwellings presently (house + 2 townhouses). While you're waiting for your plans to be approved you could lease the current home out at with an estimated rental return of \$420-\$450 per week. Endless options are available, please get in touch TODAY!

**The Property:**

- Fibro & tile character cottage
- Enclosed front yard with established lawns & gardens
- Lounge with open feature fire place, air conditioning + gas bayonet
- Timber floorboards
- Combined kitchen/dining includes plenty of storage, gas cooking
- 3 LARGE bedrooms + sleep out + internal room
- Air conditioning to main bedroom
- Low maintenance bathroom with separate toilet to rear of home
- HUGE laundry
- BOSCH gas hot water system
- Paved patio overlooks established lawns & gardens
- Hills hoist clothesline
- Garden shed
- Separate powered garage
- 42m bitumen drive providing ample parking for several cars, boat, caravan and a truck and a huge yard
- Side access to yard
- Security screens to windows & doors

**The Block:**

- 17.6m Frontage
- Approx. 45m depth
- R20/R40
- 792m<sup>2</sup>

**The Location:**

- Situated on the bus route
- 50m to the Belvidere shopping precinct
- Just minutes to private and public schools
- 3.4km to Perth Airport
- 2.4km to Belmont Forum
- 7km to Perth CBD

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.