

212 Epsom Avenue, Belmont, WA 6104



House For Sale

Tuesday, 30 January 2024

212 Epsom Avenue, Belmont, WA 6104

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 835 m2

Type: House



Rob Vellacott
0410531779

EOI from \$649,000

Discover a sanctuary of character and potential in the heart of Belmont with this rare gem of a home. Nestled on an expansive 835sqm parcel of land, this property unveils a unique narrative for the astute investor, the growing family, or the first-time home buyer. Picture the possibilities as you explore the charm of three bedrooms, a comforting bathroom with a bath, an open-plan kitchen and dining area, a lounge room, and a separate games space—all adorned with high ceilings, character cornices, and jarrah flooring that tell tales of the past. Freshly painted interiors, new blinds, and lighting seamlessly blend the old with the new, creating a canvas ready for your personal touch. Stepping outside, an expansive flat roof patio offers a vantage point to overlook the large secure yard, complete with double gate drive-through side access to an existing single garage and a solidly built rear work shed, providing the ideal backdrop for outdoor pursuits and creative endeavors. *Zoned R20/40 there is potential for retaining the front home and building on the back, subdivide into a triplex or multiple apartment site subject to council approval, this property opens up a realm of investment opportunities* Conveniently located near Perth Airport, Belmont Forum, Costco, Crown Burswood, Optus Stadium, and Ascot Racecourse, this property is more than just a home; it's a promise of a lifestyle. Approximately 10km to the Perth CBD, this residence invites you to be part of a community where every amenity is within reach. Whether you are an astute investor envisioning the future, a growing family seeking comfort, or a first-time home buyer taking the plunge, this property is your canvas to create memories and build dreams. Don't miss your chance to make this rare character home yours! Expressions of Interest Closes 12th February 2024 at 6pm (unless sold prior). Rates: Water \$1065.00 per annum Council \$1378.52 per annum Contact Rob Vellacott 0410531779 to schedule your viewing TODAY so you DON'T miss out! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.