

25 Coffey Road, Belmont, WA 6104

Duplex/Semi-detached For Sale

Friday, 3 November 2023



25 Coffey Road, Belmont, WA 6104

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Greg O

0894759622

From \$449,000

Be impressed, with this superbly presented 3 bedroom brick and tile duplex home right in the heart of top-end Belmont. This home has been loved and maintained by the current owner since 1984 and is ready for a new chapter with nothing to spend, just move straight in. The features include a really good-sized lounge room with oak-style timber look veneer flooring, compact kitchen electric cooktop is overlooking a calm relaxing enclosed patio space. Master bedroom and second bedroom has floor to ceiling built-in robes and they are serviced by bathroom with vanity and shower partly tiled to the ceiling. Comfort is enhanced with ducted evaporative air conditioning, solar HWS and solar panels [8] will help keep your electricity costs down. The gardens are beautifully manicured with mature trees and reticulation system. Yet another benefit for you is, there are NO STRATA FEES on this property. Historically the inner suburbs just like Belmont have provided the best long term price growth and with recent news articles showing Perth as the most affordable city in Australia, it makes this type of property even more appealing. LOCATION, LOCATION, the Swan River is only minutes away as is the historic Ascot racecourse. New infrastructure Forrestfield rail link with Perth airport and Redcliffe station nearby. Transport options are very close with easy access to Perth CBD, Crown entertainment resort, and Optus Stadium. Call Greg O direct Do not delay for this ripper. Water rates: \$1,017.92 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1452.19 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.