

3/52 Barker Street, Belmont, WA 6104

Sold Townhouse

Sunday, 15 October 2023



3/52 Barker Street, Belmont, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



David Quadros
0894759622



Melanie Quadros
0894759622

\$575,000

***To be sold via Expressions of interest - Closing Monday 20th November 4pm *** (unless sold prior) Guaranteed to impress with its central location to the Swan River, being on the doorstep to Perth City's major attractions such as Optus Stadium, Perth CBD district, as well as all modes of public bus transport. If you are a FIFO worker, you will also enjoy being so close to the airports with this secure lock and leave modern townhouse. Investors also will do particularly well due to high demand of high end tenants who will give you a good rent return. Currently leased to trusted long-term tenants who will consider staying on a new lease. This architecturally designed townhouse is designed to provide comfort and space for hectic people who have little time to spend in the garden or on house maintenance, but still want to live in a quality home. Features include but not limited to:

- Architecturally Designed & Built in 2013 by Amano Homes
- Whopping 201.40 m total townhouse area
- Offering 3 double size bedrooms + 2 Bathrooms + 3 toilets
- Statement Hallway leading into airy and spacious fully tiled contemporary living areas
- Modern sleek kitchen with loads of bench space and storage, 900mm specialised oven, stainless steel cooktop and dishwasher
- Private outdoor alfresco complete with delightful full fruiting lemon tree and river stone paving
- Expansive master bedroom fit for all bedroom suites, lovely balcony, ensuite and mirrored wardrobing
- Ducted Evaporative Air-conditioned throughout for hot summer days
- 2 generous double bedrooms complete with built in robes
- Second bathroom with separate shower and bathtub
- Privately fenced and secure with pebble stoned garden area for low maintenance
- Secure Double Garage with storage area, separate sink and shoppers entrance into the home
- Private intimate group of 7 townhouses
- Strata fees applicable of \$422.50 per quarter inclusive of reserve levy to cover the majority of your insurances needs

Water rates: \$1,283.54 p/a (approx.) - For period 01/07/2022 to 30/06/2023
Council rates: \$1861.94 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.