

# 3 Mathews Place, Belmont, WA 6104

## Sold House

Monday, 14 August 2023



3 Mathews Place, Belmont, WA 6104

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 921 m2

Type: House



Nick Mitchell  
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Alex Mitchell  
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**\$650,000**

Cozy, Comfortable, Character. This home has been much loved from construction by the original family up until now with single owners that have truly poured their hearts in. Great home on a huge block and the location here is really second to none. Moments away from parkland, perfect transport routes and the most prestigious part of Belmont! What more could you possibly want? The front of this home has gorgeous manicured 'cottage style' gardens that welcome friends and family alike. With an elevated entry and a secured double carport to the side (which, could be altered should you one day decide to develop). You will be proud to show this property off. But that's not all - step inside and you will immediately be greeted by gorgeous wooden flooring throughout. All three bedrooms are carpeted but with the original flooring below! There is space to rest your head now- but with the future option to remove the carpets and polish this home up to show off those character features hidden away. The front living area has a split system aircon and a fireplace for total year 'round comfort. The kitchen in the heart of the home is functional and well cared for. This space overlooks your great backyard with plenty of room for pool, workshop, granny flat or even a brand-new dwelling should you ever feel the need to subdivide! This R20 zoned property sits on over 920 sqm of land. There is a patio for outdoor entertaining and an enclosed patio in case the weather turns. If you've been dreaming of setting up your own vegie patch here the work has already been done for you with established fruit trees, bore reticulation and much more. The best news is that there is no need to wait around because this home is available NOW (But not for long). Call The Mitchell Brothers before you miss out. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Water rates: \$1,062.47p/a (approx.) Council rates: \$1411.67 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.