

# 309 Fulham Street, Cloverdale, WA 6105

## House For Sale

Friday, 2 February 2024



309 Fulham Street, Cloverdale, WA 6105

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 782 m2

Type: House



Devon Kelly  
0892774200



Daniel Kelly  
0892774200

## EOI BY 19/2

(EOI BY 19/2 - UNLESS SOLD PRIOR TO) Extended families, high-return investors and future developers check out this blue-ribbon opportunity poised to sell very quickly. Combining generous accommodation, high rent return, central location and street frontage development potential you won't find a better all-round property. Solid renovated double brick and tile construction with polished jarrah boards, modern kitchens & bathroom, three spacious bedrooms plus self-contained granny/teenage flat with full length patios and parking for six cars. Prime level rectangular corner block totalling 782sqm and zoned R20/40 allowing numerous development options for villas, homes, townhouses or apartments at your choosing. Identified as one of the highest value properties available For Sale within the City of Belmont so be quick to secure before it slips through your fingers. KEY FEATURES INCLUDE • Easy access rectangular 782sqm corner block zoned R20/40. • Wide 39.79mt street frontage suiting triplex development. • Build villas, homes, townhouses or apartments, your choice. • Spacious renovated 1966 double brick & tile three bed home. • Jarrah floorboards, neutral décor, modern kitchen & bathroom. • Classic entry hallway leading to massive separate lounge room. • Country-style kitchen / dining area overlooking full-length patio. • Separate self-contained 60sqm granny/teenager flat with patio. • Paved parking for at least 6 vehicles, boats, campers or trailers. • Storage shed set behind secure wall plus bore and garden beds. • Boasting a high forecast rental Return on Investment of \$800pw. • Occupy home whilst earning passive income from Granny Flat rent. • Walk to Belmont Forum, Notre Dame/Cloverdale Primary & Parks. • 5-10mins to Perth airport, Ascot races, Swan River & Redcliffe Train • 10-15mins to Vic Park Café Strip, Crown Casino, Perth Stadium & CBD. For more information or to make your offer contact Belmont #1 development agent DEVON KELLY 0417 936 277 or DANIEL KELLY 0456 180 575 today.