

**37 Gregory Street, Belmont, WA 6104**



**Sold House**

Friday, 29 September 2023

37 Gregory Street, Belmont, WA 6104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 908 m2**

**Type: House**



Michael Sheppard  
0894737777



Diane Sheppard  
0894737777

**\$620,000**

Discover this superb green-titled property, boasting 908sqm of prime real estate nestled in the heart of Belmont. Zoned R20 with an impressive 19.6 meters of street frontage, this opportunity is brimming with potential. KEY FEATURES: \* A level and rectangular block measuring 19.6m x 46.53m \* The possibility to retain the existing front home (STCA) \* Potential subdivision of the rear battle-axe block, creating up to 450sqm (excluding the driveway) (STCA) \* Sewer access located in the back left-hand corner, does not limit the design of the subdivision IMAGINE THE OPPORTUNITIES: \* Subdivide, retain, and renovate the charming front brick and tile character home while selling off the rear block \* Demolish, subdivide, and build on one block while selling the other for profit \* Explore the option of building on both blocks simultaneously FEATURES OF EXISTING HOME: \* Character 2 x 1 home built in 1962, looking for some TLC \* Front patio and entrance hall \* Jarrah flooring throughout \* Spacious separate formal lounge featuring a fireplace and double doors leading to the front patio \* Open plan meals area and kitchen, offering potential for renovation and personalization \* Roomy main bedroom and an additional generously proportioned 2nd bedroom \* Family bathroom with a bath, basin, shower, and separate toilet, ready for an upgrade \* Large undercover back patio with a separate two-room sleepout \* Fully enclosed, expansive backyard on a level block, ideal for children's play \* Outdoor laundry trough for added convenience. \* Brick outdoor wood fire BBQ for entertaining \* Single garage and workshop situated at the rear This property enjoys a prime location, conveniently located near: \* Private colleges/schools such as Belmont City College - Belmont Campus, Belmont Primary School, Notre Dame Catholic Primary School, and St Maria Goretti's Catholic School \* Shopping destinations like Belmont Forum, Belmont IGA, DFO, Costco, and various shops and cafes \* Recreational spots including Belmont Oasis, Volcano Park, and the scenic Swan River \* Access to Redcliffe Train Station and public bus transportation (via Great Eastern Highway, Hardy Rd, Epsom Ave) \* A short drive to Perth CBD, Perth Airport, Crown Casino, and Optus Stadium Please note that this property is being sold in "AS-IS" condition. \*\* WE HAVE A PROPOSED SUBDIVISION PLAN - RETAINING THE HOME - CALL MICHAEL TO DISCUSS \*\* Pending titles being registered into the beneficiaries name - already lodged with landgate For a private viewing, contact Michael Sheppard from LJ Hooker Victoria Park | Belmont at 0433 275 080. Council Rates PA: \$1,491.22 Water Rates PA: \$1,072.43