

**395 Belgravia Street, Cloverdale, WA 6105**



**House For Sale**

Thursday, 30 May 2024

395 Belgravia Street, Cloverdale, WA 6105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Michael Keil  
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## EOI From \$849,000

Please note this property is sold on an 'As Is' basis. Opportunity knocks with this exceptionally positioned development site, nestled just moments from desirable amenities and Perth Airport. There is potential as a three-lot subdivision, four-lot townhouse or an apartment complex - the options are endless! The charming original home is more than liveable as is and can be rented out for a few years whilst you plan your astute investment! Conveniently positioned on Belgravia Street, the home is set back from the road and offers an exposed brick exterior. The sweeping front porch offers memories of more simpler times as you enter the home. Beginning with a gallery-style entrance, you'll immediately notice the high ceilings that give the residence a sense of space. The formal living room upon entry delivers a quiet setting in which to unwind as a family. Two well-size bedrooms plus small sleepout allow ample space for all residents. The small sitting room adjacent the country-style kitchen ensure a great platform for meal preparation. Transitioning outside, you'll find two garages with additional storage and a sprawling backyard. The location of this property couldn't be more perfect - the easy access to Perth Airport will make this a sensational prospect for FIFO workers! Properties like this don't come up often! Contact Michael Keil today to register your interest!

**Property Features:**

- Exceptional development site with the potential for a three-lot subdivision, four-lot townhouse or apartment site!
- Charming 1960s-built home
- Sweeping front porch
- Formal living upon entry with air conditioning
- Two well-sized bedrooms plus small sleepout
- Bathroom with vanity and combined shower and bath
- Family room
- Country-style kitchen with 'U' shaped bench, lots of cupboard space and functional appliances
- Laundry with separate WC
- Two garages and additional storage
- Expansive backyard area
- Potential to renovate and build at rear
- High ceilings throughout

**Water Rates:** \$1,107.92 pa  
**Council Rates:** \$1,413.17 pa  
**Block Size:** 1012 sqm

**Location Features:**

- Easy access to Belmont Forum
- Short drive to Perth Airport
- Close to great schools
- Easy access to Perth city
- Close to public transport

Expressions of Interest Close 10 June 2024 at 6.30pm (unless sold prior). Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.