

**5 Exeldia Place, Belmont, WA 6104**



**Sold House**

Monday, 4 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

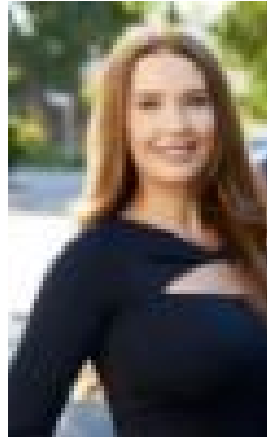
**Parkings: 2**

**Area: 355 m2**

**Type: House**



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**\$412,000**

What we love is both the commanding street-front and tranquil cul-de-sac position of this charming 3 bedroom 1 bathroom home that can easily be lived in or rented out until you figure out what your next move is going to be. Whether you decide to renovate or rebuild, you will definitely be taking full advantage of an ultra-convenient location that is within touching distance of three schools and finds itself situated close to both the city and Perth Airport. Notre Dame Catholic Primary School, Belmont City College and Cloverdale Primary School are all only footsteps away from your front doorstep, with bus stops and the lovely Signal Hill Park also just around the corner. Belmont Forum Shopping Centre – home to restaurants and a cinema complex – is also nearby, as are the likes of the river, Ascot Racecourse, Crown Towers and the casino at Burswood and major arterial roads for easy access to the CBD, Perth Airport and even our picturesque Swan Valley. Opportunity knocks for you here – and loudly.

**What to know**

Features of this property include;

- 3 generous bedrooms
- 1 fully-tiled bathroom with a separate bath and shower
- Portico security-door entrance
- Low-maintenance timber-look flooring throughout
- Welcoming front lounge room
- Adjacent open-plan dining and kitchen area with split-system air-conditioning, stylish light fittings, a ceramic cooktop and an under-bench oven
- Separate toilet, off the laundry
- Character ceiling cornices
- Feature skirting boards
- Instantaneous gas hot-water system
- Rainwater tank

355sqm (approx.) street-front block

**Who to talk to**

To find out more about this property, you can contact agent Ryan Smith on 0423 490 856 or by email at [rdsmith@realmark.com.au](mailto:rdsmith@realmark.com.au).