

**51 Arlunya Avenue, Belmont, WA 6104**



**House For Sale**

Tuesday, 23 January 2024

51 Arlunya Avenue, Belmont, WA 6104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 502 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**From \$629,000**

Investors take note .... do you want to reap the rewards of an investment property?!? Than this is it! Welcome to 51 Arlunya Avenue, Belmont! A property lovingly cared for and guaranteed to impress with its natural light filled spaces, multiple living zones, hardwood timber flooring, reverse cycle air conditioning, roller shutters throughout and timber decked alfresco. Conveniently tucked away in a quiet cul-de-sac street, this property is in an ultra convenient location in the heart of Belmont and primed for those who want to be close to everything. You are just a short drive to Belmont Forum, schools, local shops, cafes, restaurants and public transportation is easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth has to offer. With a tenant in place until the 27th January 2025 at \$525.00 per week - we have done all the hard work for you. Ready and waiting for you! Don't walk, run! The property: • Brick & tile construction • Character style home, built in 1969 • Partly renovated • Roller shutters throughout • Undercover front porch overlooking established lawns • HILLS security alarm system • Ducted air conditioning • Reverse cycle air conditioning to all bedrooms + front living • Downlights & glass oyster shade lighting • Easy care vertical blinds • Stunning hardwood flooring • Light filled open plan kitchen, dining & living area • Living area includes access direct to decked timber alfresco • Additional front lounge + dining to front of home with electric built in heater • Spacious kitchen with breakfast bar, four burner gas cooktop, double sink, microwave recess, built in pantry, large fridge recess, plenty of storage cupboards including overheads • Laundry includes plenty of storage and bench space so can also be used as scullery • Generous master with HUGE walk-in robe + LARGE ensuite bathroom • 3 minor bedrooms, 1 includes floor to ceiling built in robes • Undercover decked alfresco area overlooks paved yard • Security screen doors • Garden shed + large shade house • Gated side access to property • Single carport with additional parking to front • 502m<sup>2</sup> • Survey strata block • NO STRATA LEVIES!! • NO SHARED COSTS!! Tenanted until the 27th January 2025 at \$525.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.