

# 63B Hardey Road, Belmont, WA 6104



## House For Sale

Sunday, 10 March 2024

63B Hardey Road, Belmont, WA 6104

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 577 m2**

**Type: House**



Richard Eldridge

0404216528

## **Bidding to Start at \$650,000**

Situated within walking distance from Ascot Race Course, our Beautiful Swan River and Ascot Marina, Great Eastern Hwy Restaurant strip plus virtually across the road from Centenary Park/Childrens Playground. This 5 bedroom 2 Bathroom Rear Survey Strata Solid Double Rendered Brick and Tile residence is massive. Has Solar Panels to cover your electricity requirements. Ducted reverse cycle Air Conditioning throughout. Will suit the largest of families, with 3 Living Areas. Open plan. The main Bedroom with WIR and the other bedrooms with BIR. Carport and room for 3 Other cars. Nice compact size rear garden and outdoor Patio under Roof that would entertain 30 to 50 People at least. Built in 1996 and set at the rear of the block offers privacy and security. House 148 SQM Plus Patio and Carport. Block size 577 SQM. Close to Public Transport Direct to the city and only a short 15 Minutes to the city by car. Council Rates \$1,725.36 PARental Appraisal \$850 Per Week Register your interest today at [richard@getrealea.com.au](mailto:richard@getrealea.com.au) Extremely MOTIVATED seller. NO STRATA FEES Call Richard Eldridge for more information P: 0404216528 or E: [richard@getrealea.com.au](mailto:richard@getrealea.com.au) To be auctioned at 1.00 PM sharp on the 13TH of April 2024 ON-SITE if not sold prior. The seller reserves the right to accept an offer prior to Auction Day. \$15,000 Deposit on the fall of the hammer. Settlement date 14TH May 2024 or before by mutual agreement. Contact Richard Eldridge SMS 'Hardey Road' TO 0404216528 FOR MORE INFO. Bidding to start \$650,000. Call Richard Eldridge 0404216528\*\*Disclaimer Bidding to start is a statement of the price at which bidding will start at the Auction. It is not a statement of the reserve price for the property, nor is it indicative of the value of the property.