

# 9 Vaucluse Circuit, Belmont, WA 6104

## House For Sale

Saturday, 13 April 2024

9 Vaucluse Circuit, Belmont, WA 6104

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 426 m2

Type: House



Anil Singh

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## EOI closing 23rd April 2024 @5pm

Nestled within the sought after Belgravia Residential Estate, 9 Vaucluse Circuit in Belmont epitomizes modern luxury living. This stunning family residence boasts an impressive blend of style, space, and functionality across its two spacious levels. Featuring six generously sized bedrooms and three bathrooms, including a luxurious master ensuite, this home offers ample accommodation for the entire family. Entertain with ease in the separate lounge room or gather in the open-plan living area, seamlessly flowing into the large, functional kitchen with ample cupboard space. Enjoy year-round comfort with air conditioning, high ceilings, and tiled flooring throughout. Step outside to the inviting outdoor alfresco area, perfect for relaxing or hosting gatherings. With a double garage and an approximately 426 sqm green titled block, convenience and privacy are paramount. Property features: 6 bedrooms, offering ample space for the whole family or guests. 3 bathrooms, including a luxurious ensuite in the master bedroom. Separate lounge room, providing a quiet retreat or entertainment space. Open plan informal living area, ideal for everyday living and social gatherings. Large functional kitchen with ample cupboard space, perfect for culinary enthusiasts. Air conditioning throughout, ensuring comfort year-round. Freshly painted interior, creating a modern and inviting atmosphere. High ceilings and tiled flooring, adding a touch of elegance to the home. Outdoor alfresco area, perfect for outdoor dining and relaxation. Double garage, providing secure parking and storage options. Approximately 426 sqm green titled block, offering space and privacy. Property Rates: Water Rates: Approximately \$1,525.50 P/A Council Rates: Approximately \$2,349.74 P/A Location Features: Just over 8km from Perth CBD, offering convenient access to city amenities and employment opportunities. Close to public transport into CBD and Airport, making commuting a breeze. Easy access onto Great Eastern Highway, facilitating travel to various destinations. Minutes away from Belmont Forum Shopping Centre and Belmont Oasis, providing a plethora of shopping, dining, and entertainment options. Close proximity to Crown Entertainment Complex and Optus Stadium, perfect for leisure and entertainment activities. Conveniently located near International and Domestic Airport, ideal for frequent travelers. Excellent schooling options including Rivervale Primary and St Augustine's Primary School, ensuring quality education for children. 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.