

**92 Epsom Avenue, Belmont, WA 6104**

**Professionals**

**House For Sale**

Wednesday, 14 February 2024

92 Epsom Avenue, Belmont, WA 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 817 m2**

**Type: House**



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**\$659,000+**

Sitting on 817m<sup>2</sup> (approx.) of land with the all important R20/40 zoning means this is one great sized piece of land in an amazing location! For more information on the R20/40 zoning please contact the City of Belmont. The location of the land is absolutely 'on point'! With great proximity to the Redcliffe Train Station, Airport, Perth CBD, Belmont Forum and many additional conveniences Belmont has to offer. The home itself is picture perfect and simply ready to move into! The frontage is rendered for a modern elevation. The home has 2 internal living areas plus the large enclosed patio creates a large third area for entertaining. All bedrooms have built in robes and there is cooling via the ducted evap system or the large split a/c in the front living area. Outside is an oasis of established plants reticulated by your private bore and the swimming pool with near new equipment for entertaining. Features include: 817m<sup>2</sup> approx. land with R20/40 zoning All bedrooms have built in robes Carport under main roof Pool with near new filtration equipment Choice of both evaporative ducted and split system air conditioning 2 living areas plus meals area adjacent to kitchen Bathroom with separate WC Large enclosed patio Bore Recently rendered frontage Neat kitchen with overhead cabinets Alarm Security doors In my opinion, Belmont is still yet to reach anywhere near its potential based on its amazing location!!! For more information please contact Michael Wallace on 0401748291. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behavior and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.