

96 Epsom Avenue, Belmont, WA 6104



Sold House

Friday, 6 October 2023

96 Epsom Avenue, Belmont, WA 6104

Bedrooms: 4

Bathrooms: 1

Area: 857 m2

Type: House



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\$735,000

You will certainly be enticed by this unique large double-level family home with a sparkling swimming pool! Sensational development potential 857sqm block zoned R20/40. Investment opportunity either to live in or rent out. With multiple living zones throughout including formal lounge room, formal dining room, large family room, separate studio/games room and upstairs living room, this super-sized home provides both superb separation and spaces designed to bring everyone together. The upstairs hosts a master suite with an adjoining living area which enjoys direct balcony access. The stunning central kitchen features timber benchtops/breakfast bar, induction cooktop, plenty of storage options and a stone servery through to the formal dining room. When the weather heats up lazing poolside and alfresco entertaining under the pergola is the place to be. The property:

- Brick & tile construction, built in 1970
- Renovated throughout
- Bore reticulated established lawns & gardens
- Fully paved portico
- Light filled wide entrance point to home
- Security alarm system
- JARRAH timber floorboards
- Feature light fittings throughout
- Feature archways
- Sunken dining room with feature fireplace
- Study nook or extra storage room
- Centrally appointed kitchen with timber top benches, breakfast bar, stainless steel appliances, induction cooktop, dishwasher, servery
- Formal lounge room + dining room
- Master suite with air conditioner, an adjoining living area with balcony
- Good sized bedrooms - x3 include built in robes
- Bathroom includes shower with separate bath + lead window features
- Abundance of storage throughout
- Laundry with access to rear of home + separate toilet
- Separate outbuilding/living space with 3m x 1.75m projection screen
- Undercover alfresco area
- Sparkling swimming pool
- Spacious backyard with grassed area + basket ball hoop
- Secure parking behind gates or additional tandem parking to front driveway
- Garden shed
- VULCAN hot water system
- Solar panels

857m² with 195m² of internal living space Set in a central street with an excellent choice of local schools, shopping centers and services all nearby, as well as quick and easy access via the newly upgraded Great Eastern Highway to the city and beyond. Invest or nest - this property is perfect to enjoy yourself or to keep the existing tenant - currently on a periodical lease agreement at \$675.00 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.