

# 40 Gardiner Street, Belmont, WA 6104



## House For Sale

Wednesday, 10 July 2024

40 Gardiner Street, Belmont, WA 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 546 m2**

**Type: House**



Chris Pham  
0448777511

## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 23rd July at 5pm unless sold prior. Inspiring an immaculate, contemporary renovation throughout, with an expansive, open-plan living area and outdoor entertaining space, a separate living room, and secluded sleeping quarters, 40 Gardiner Street offers the perfect blend of location, lifestyle and luxury in a hidden haven of tranquillity. Completely upgraded with a refined touch for interior design, freshly painted with a neutral palette and featuring beautiful, engineered timber flooring, modern venetians, chic wall scones, and soft sheers, the simple and elegant aesthetic offers a timeless look that effortlessly complements any style, while creating that warm 'at home' feeling. The open-plan living area showcases impressive proportions, allowing natural light to flood in through every window. Uninterrupted flow from the kitchen through to the oversized alfresco and mature, manicured gardens creates a seamless setting to relax and entertain in both style and comfort. The high-end kitchen is a masterclass in both functionality and luxury. Featuring a stunning waterfall marble benchtop as the focal point with quality, soft-close cabinetry providing an abundance of useful storage space. With a clear outlook to the living area and tropical gardens, enjoy the beauty of connection in the kitchen while hosting family and friends. Separated from the everyday living through a classic French door seclusion is found with three comfortable, well-appointed bedrooms, and a generous-sized, secondary living space. All bedrooms enjoy the comfort of soft carpet underfoot, with built-in robes and timber venetian blinds. And an elegant semi-ensuite defines the king-size master bedroom, with double marble vanities, natural-toned floor-to-ceiling wall tiles and an indulgent waterfall showerhead. A true highlight of the home, the expansive outdoor alfresco enjoys tropical gardens, mature fruit trees and sprawling lawn as its outlook. While it is big enough to host extended family Christmases with competitive games of backyard cricket, it has been designed for low maintenance living, ensuring you can spend more time enjoying and less time upkeeping the tranquil surrounds. Centrally located in the heart of Belmont, it is an address that enjoys connectivity to the city and Perth airport, with every amenity nearby. All Foods Market IGA is a two minutes' walk away and Belmont Forum just five minutes by car, while public transport is readily available to help you reach any destination with ease. Features include:

- 3-bedroom, 1-bathroom home on 546 sqm of land.
- A double carport with alfresco extension to comfortably park 3 cars undercover, plus an extra wide, brick-paved driveway for additional parking.
- Fully renovated kitchen boasting a functional design, featuring a waterfall marble benchtop, quality, soft-close cabinetry, overhead cabinetry with downlights and a concealed rangehood, 4 burner gas cooktop, Fisher & Paykel 600mm electric oven, and a stainless-steel dishwasher.
- An expansive open-plan living area where the kitchen, dining and meals integrate seamlessly. Boasting a contemporary finish with white venetian blinds, soft linen sheers, feature wall lighting, engineered timber floorboards and remote-controlled electric blinds to the oversized back windows.
- Large fridge recess with provisions for a plumbed fridge with external water filter.
- A hidden laundry cleverly optimises space with its smart design, providing room for a washing machine and dryer, complete with a built-in linen press and easy side access.
- A spacious front lounge room secluded from the everyday living and entertaining areas.
- The master bedroom features wall scones, a split system air conditioner, timber venetian blinds, a sliding built-in robe and roller shutters.
- Elegantly updated, the semi-ensuite features a pristine glass shower screen, engineered stone countertop with dual marble basins and a sleek, floating vanity providing an abundance of storage.
- Both secondary bedrooms feature timber venetians and double sliding built-in robes and are large enough to fit double beds. 1 of the 2 secondary bedrooms is fitted with a roller shutter to the window.
- Expansive backyard and entertaining space with oversized Colourbond alfresco fitted with manual blinds and surrounded by lush, reticulated gardens.
- Gas bayonet fitted to the outside alfresco for a barbecue.
- Built-in sink and cabinetry to the side with room for a bar fridge for functional entertaining.
- Engineered timber flooring throughout with plush carpets to the bedrooms.
- Upgraded LED lighting throughout with decorative wall scones in the master bedroom and living spaces.
- Freshly painted internally with neutral colourways.
- Electric Rheem hot water system with built-in water filter.
- 6KW solar panel system.
- Safe and secure with a monitored alarm system, Swan CCTV system in two locations, security screens to the front windows and door, plus roller shutters to 2 bedrooms.
- Reverse cycle ducted air conditioning with 2 zone functionality.
- Off peak power meter for extra energy efficiency.
- Storage shed discreetly and conveniently located to the side of the property.

Council Rates - \$1744.86 per annum. Water Rates - \$1240.79 per annum. Situated within the Belmont Primary School and Belmont City College school catchment zones. Walking distance to Belvidere Street Shopping Precinct. The City of Belmont has planned to revitalise the streetscape with a key focus on pedestrian spaces, transport, access, and activity.