

**1/397 Belgravia Street, Cloverdale, WA 6105**

THE AGENCY

**Townhouse For Sale**

Friday, 12 July 2024

1/397 Belgravia Street, Cloverdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Michael Keil  
0412255838

## EOI From \$649,000

Embrace functionality and convenience with this three-bedroom, two bathroom home nestled in a fantastic pocket of Cloverdale. Delivering a spacious open plan living area, well-sized bedrooms and all the creature comforts you could require, this property offers it all! Just moments from Belmont Forum as well as renowned schools and amenities, your vibrant lifestyle awaits! The alluring facade of this home features modern design and exposed brick, inviting you to enter through the secure gate. A foyer-style entry opens onto high ceilings and rich Jarrah flooring, creating a lovely sense of warmth. You'll spend countless evenings with family and friends in the capacious open plan kitchen, living and dining room, which flows effortlessly to the alfresco area. The gourmet kitchen is complete with a wrap-around bench top, modern appliances, and ample cupboard space, allowing you to unleash your culinary prowess! The ground floor also features a powder room which is perfect for guest use when entertaining. Rising from the staircase, the bedrooms are thoughtfully positioned away from the living area, allowing privacy when desired. The spacious master suite is complete with a built-in robe and ensuite, providing a superb parental retreat. Two well-sized secondary bedrooms, both with robes are located in close proximity to the primary bathroom ensure adequate accommodation for a growing family. This property will not last long! Contact Michael Keil today to register your interest!

Property features: Modern elevation with exposed brick Secure gated group of only four Foyer-style entry Spacious open plan kitchen, living and dining room Gourmet kitchen with wrap around benchtops, ample cabinetry and premium appliances Powder room downstairs, perfect for guest use when entertaining Well-sized Alfresco/courtyard Laundry Double garage with storage space Spacious master suite with built in robe and ensuite with shower, double vanity and WC Two large secondary bedrooms both with built-in robes Primary bathroom with shower, built-in bath, vanity and WC Large built-in linen Daikin air conditioning Jarrah flooring LED lights Alarm system Intercom High ceilings Street parking and visitor bay Three security cameras Water Rates: \$1,274.70 pa Council Rates: \$1,803.41 Strata Levies: \$531.30 pq Currently tenanted at \$700 pw until 29/08/2024

Location Features: Easy access to Belmont Forum Short drive to Perth Airport Close to great schools Easy access to Perth city Close to public transport

Expressions of Interest Close 29 July 2024 at 7.30pm (unless sold prior). 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.