

**22B Wallace St, Belmont, WA, 6104**

**Sold Townhouse**

Saturday, 24 August 2024



22B Wallace St, Belmont, WA, 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Steven Webster  
0894742000



Sandra GardinerWilson  
0894742000

## TOWNHOUSE - FULL OF SUNSHINE

Nestled within a quaint four-townhouse complex in the top end of Belmont, this residence stands as a beacon of refined living. With three bedrooms to its name, this stunning home calls for exploration to fully grasp its beauty.

Enter to find yourself surrounded by an expansive open-plan layout, illuminated by floor-to-ceiling windows that fill the space with a radiant glow. Double French doors seamlessly connect the indoor and outdoor area, blending the kitchen, dining, and living areas with the outdoor alfresco, creating a seamless expanse that radiates both spaciousness and warmth. The kitchen, a central hub of the home, has ample storage and all modern conveniences, including a 900mm gas cooktop and dishwasher.

Cast your gaze upwards to the intricate ceiling design and timber panel wall art adorning the staircase, lending a sense of grandeur to the interior. Tiled floors grace the ground level, ensuring ease of maintenance and a cool respite during summer months.

Ascend to the upstairs bedrooms, where the master suite awaits, surrounded by outdoor greenery that gives privacy and a homely ambiance. Ample built-in wardrobes cater to even the most discerning fashionista with additional storage available in the bathroom. Two additional bedrooms, each adorned with built-in robes, offer comfort and convenience.

Adjacent to the bedrooms, a separate study/activity area offers versatility for work or leisure downtime. The main bathroom boasts double basins, a bath, and a glass shower screen, completed with extra cupboard space, rendering it both modern and perfect for family living.

Downstairs, a spacious laundry awaits, complemented by a separate toilet for added convenience. Step outside to discover an inviting entertainer's courtyard, where lush surroundings call you to unwind in style.

Embrace outdoor living with an expansive private entertaining area featuring exposed aggregate paving, perfect for hosting gatherings with loved ones. Meanwhile, matured manicured gardens envelop the property, requiring minimal upkeep.

The convenience of this property is completed with a double garage offering a shopper entry to the kitchen and a separate 5m<sup>2</sup> storage room for functionality.

And if these features weren't enough, the location is sure to captivate you. Just 11 km from the Perth CBD, you'll enjoy easy access to renowned attractions such as Centenary Park, Optus Stadium, Crown Perth Entertainment Precinct, Swan River, and Gloucester Park.

Key facilities are within easy reach, including the Belmont Forum, DFO, Costco, Belmont Oasis Swimming Complex, Reading Cinemas, Domestic and International Airports, CBD, Ascot and Belmont Racecourses, and Garvey Park.

Should you have any queries or require further information, please don't hesitate to contact us. We're here to assist you every step of the way. Contact Steven or Sandy today.

City of Belmont | \$1,840 p/a  
Water Corporation | \$1,250 p/a  
Strata | \$450 qtr