

**7/26 Kimberley St, Belmont, WA, 6104**



**Townhouse For Sale**

Wednesday, 14 August 2024

7/26 Kimberley St, Belmont, WA, 6104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Three-Bedroom Deluxe Townhouse: Airconditioning, Large Living Areas & Fenced Courtyard!

Welcome to this gorgeous three-bedroom, two-bathroom property filled with amazing features throughout, and ready for your immediate investment. With a large living area to the front of the home, kitchen with modern features, and three large bedrooms all complete with split-system air conditioners, there is a lot to love about this property - which could be your new home. Slate tiling, three good-sized bedrooms and massive courtyard area with plenty of storage. Currently leased out, this home provides an immediate opportunity for an ongoing investment, or a beautiful home to look forward to moving in to down the line. Being only a short drive from a major shopping centre, and only approx. 15 minutes from the Perth CBD, there is so much to love about the location of this home - be it for an investment, your first home, or a change in homes.

### Property Highlights:

- Three-bedroom, two-bathroom home built in 2004
- Approximate land size of 261 square meters
- Approximate internal size of 106 square meters
- Carport with secure roller garage door
- Large block, with townhouse-style design
- Main bedroom with ensuite access
- Built in robes for storage
- Two bathrooms, plus downstairs w/c
- Multiple split cycle air conditioners!
- Kitchen with double sink and gas hotplates
- Outdoor courtyard with shade-sail patio
- Set in strata complex, nearby well-known Centenary Park

### Investor Summary:

- This house is currently leased on a fixed term basis for \$495 per week, until October 2024
- Market rent for 7/26-28 Kimberley Street is approximately \$650 per week
- Based on market rent and a purchase price of \$540,000; the estimated rental yield for this property is 6.28%
- This property is located on a strata complex, with rates of approximately \$833.11 per quarter.
- HouseSmart is highly active in Belmont and surrounding areas - with an office right nearby the property - and can provide Property Management Services throughout the course of the sale and beyond.

Positioned in a strata complex with plenty of space throughout, this home presents a low-maintenance, comfortable home to come home to. There is plenty of parking space, with the carport allowing you to drive through to the courtyard to park an extra car, and the roller garage door coming down for security. Coming up to the front door, you pass the front portico, and garden bed area which is ready for you to put down a few plants.

Entering inside the property, you come through to the entry and living area, which incorporates large windows to allow in lots of natural light and help the space feel bigger. This space is perfect for relaxing after a long day of work, whether with a book, TV show or sitting back with family or friends.

The living area is partitioned off from the dining area by a wall, creating a sense of separation elongating the home. This design allows multiple entertaining spots and places to relax, be it in the front living area or around a meal in the dining area. The kitchen, which is next to the dining room, looks out over this area through a half-wall partition, so that you can chat to your mates whilst cooking your favourite meal.

To the kitchen, there is plenty of room to cook and utilise the space. There is a wide bench space, under-bench cabinetry, pantry cupboard, overhead rangehood, gas hotplates, large fridge space, and double stainless steel sink, just to name a few of the features!

The three bedrooms in the home are all quite a good size. Whether you are using all three bedrooms or using one as a study/extra living area, there is lots of space to move about and make the most of the rooms. There is a plethora of storage as well, with the rooms all having their own built in robes. Best of all, each room has it's own split system air conditioner, so you can keep comfortable year-round! There is also an air conditioner to the living area downstairs.

Coming outside, you step out to the undercover shade-sail patio, which would be a great place for entertaining or hosting a barbeque, birthday party or outdoor evening meal in the summer. The sail provides shade for the hot days, and there is a garden bed area where you can place some potplants or garden area to cool down the courtyard even more. This courtyard is expansive and includes room for kids or pets to play around!

Nearby to the home, you have Centenary Park only a few short minute's walk away, which has a lake, barbeque area, oval, community centre, and walking paths to enjoy. Also nearby you have Alfred Park, Signal Hill Reserve, Aquanita Park, and Smith Lake Reserve - lots of options! As for shops, the Belmont IGA is only 1.3km or approx. 18 mins walk, and the larger Belmont Forum Shopping Centre is around 6-7 minutes drive. Schools nearby include Belmont Primary School, Belmont City College, and Notre Dame Catholic Primary School. There is a bus stop on the nearby Great Eastern Highway, which is also a great transport link for your commute.

Belmont is a popular suburb close to the city, with a large residential area surrounded by multiple schools and a large shopping centre. Are you ready to make this home an investment for your future? There is so much to love about this property, whether you are looking to move in yourself and make the most of the home, or rent it out for someone else to appreciate the home... Whatever you decide to do, make sure not to miss out on this home which is in a great location close to parks, shops & schools, has a charming interior and attractive outdoor area!