

# 11 Alfred Street, Belmont, WA, 6104



## House For Sale

Monday, 28 October 2024

11 Alfred Street, Belmont, WA, 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

## PRIMO CORNER DUPLEX BLOCK PLUS UNIQUE FAMILY HOME

(EOI BY 11/11- UNLESS SOLD PRIOR)

Buy the best of both worlds when securing this custom designed family home on wide front corner DUPLEX block. Set in one of Belmont's finest locations surrounded by well-kept homes this property is perfect for the growing family or the astute investor looking to land bank. The 669sqm corner block has an awesome R20/30 zoned DUPLEX potential for two street frontage homes the choice is yours. This excellent blue-chip investment has a current long-term tenant who is happy to stay on at market rate and sign a new lease if required. My owners instructions are very clear this property must and will be sold so if you are looking for the best of both worlds your search stops here.

### THE BLOCK:

- Sought after 669sqm R20/30 corner DUPLEX block.
- Massive 32.68mt street frontage onto Alfred Street.
- Fully serviced with no easements ready to develop.
- Bore/retic lawns & gardens with private side & rear.
- Lots of off-street parking for cars, boats & caravans.

### THE HOME:

- Custom designed with double brick/ tile construction.
- Double garage with covered full length front porch.
- Classic entry area with massive sunken lounge room.
- Dedicated dining space, large kitchen & breakfast bar.
- Generous living/games room with raked timber ceilings.
- Three double size bedrooms plus two big bathrooms.
- Master bed has big walk-in robe plus ensuite bathroom.
- Two alfresco patio areas all behind secure brick walls.
- Perfect to renovate or set and forget to develop later.

### THE LOCATION:

- Prime central Belmont location close to main arteries
- Walk to schooling, park lands and public transport stops.
- Only 5mins to Belmont Forum, Ascot Races & Swan River.
- 10mins Airport, Crown, Vic Park Strip & Perth Stadium.

### THE DEAL:

- EOI's close 10am Monday 11th November 2024.
- This property is being SOLD in "As Is" condition.
- Building & Termite inspections are being allowed.
- Finance / Cash / Subject Sales are all welcomed

To secure contact "Mr Belmont" DEVON KELLY on SMS 0417 936 277 Belmont's # 1 agent "Since 1971"