

**115A Leake Street, Belmont, WA, 6104**



**House For Sale**

Monday, 28 October 2024

115A Leake Street, Belmont, WA, 6104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## SPACIOUS FAMILY HOME WITH A POOL - PERFECT FOR ENTERTAINING!

Proudly presented by Jason Chan

This 4-bedroom, 2-bathroom home in Belmont offers the perfect combination of comfort, convenience, and investment potential. Built in 1992 with solid brick construction, this well-maintained property boasts a generous 555 sqm block and 140 sqm of living space. Whether you are an owner-occupier looking for a family home or an investor seeking a strong rental return, this property is sure to impress.

The home has been thoughtfully updated, with new carpets in all bedrooms and recently installed fencing for added privacy. The kitchen features a gas stove and an electric oven. For outdoor living and entertainment, there's a second kitchen next to the swimming pool, making it ideal for family gatherings. The estimated rental return for this property is \$750 - \$780 per week, making it an attractive option for investors.

### Key Features:

- \* Built in 1992 | Land size: 555 sqm | Build size: 140 sqm
- \* 4 bedrooms, 2 bathrooms
- \* New carpets in all bedrooms
- \* Freshly installed fencing
- \* Swimming pool - perfect for summer!
- \* Gas stove, electric oven
- \* Second outdoor kitchen by the pool for family gatherings and entertaining

Prime Location: Situated in a convenient and highly accessible location, this home offers easy access to public transport, schools, shopping centres, and Perth's CBD.

- \* Bus station: 400m
- \* Belmont Forum: 3.8 km
- \* Perth CBD: 9.8 km
- \* Perth Airport: 1.9 km
- \* Costco & DFO: 2.6 km
- \* Pharmacy 777 Belmont: 750m
- \* Redcliffe Primary School: 1.4 km
- \* Belmont Primary School: 3.3 km
- \* Belmont Oasis Leisure Centre: 3 km
- \* Belmont City College: 2.5 km

### Outgoings:

- \* Council Rates: \$1,942.79 (FY 2024 - 2025)
- \* Water Rates: \$1,295.71 (FY 2023 - 2024)

This property is ideal for families or investors looking for a spacious home with a pool and excellent amenities. The second outdoor kitchen adds a unique feature, making it perfect for entertaining. With strong rental potential and a convenient location, this home is a fantastic opportunity.

For more information, contact Jason Chan on 0422 171 869.

Disclaimer: All information is sourced from reliable channels, but we cannot guarantee its accuracy. Prospective buyers are encouraged to conduct their own investigations.