



### 1c Wallace Street Belmont WA

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Why build when you can just move in to this fantastic 2016 "Summit" built street frontage double brick & tile family size residence. Totalling 213sqm of covered area it boasts two generous size living zones plus paved alfresco entertaining area perfect for relaxing and BBQ's. Upstairs offers three double size beds plus a master bed fit for a king with two well-appointed bathrooms and separate toilet. The survey strata 241sqm block with a wide 12mt frontage is fully established with own double crossover and NO STRATA FEES applicable. Centrally located to suit a wide array of buyers from well-heeled FIFO workers, astute investors, busy city executives to retirees. Make no mistake this property will be well received and is sure to attract plenty of strong interest so be quick to make your offer.

#### KEY FEATURES INCLUDE

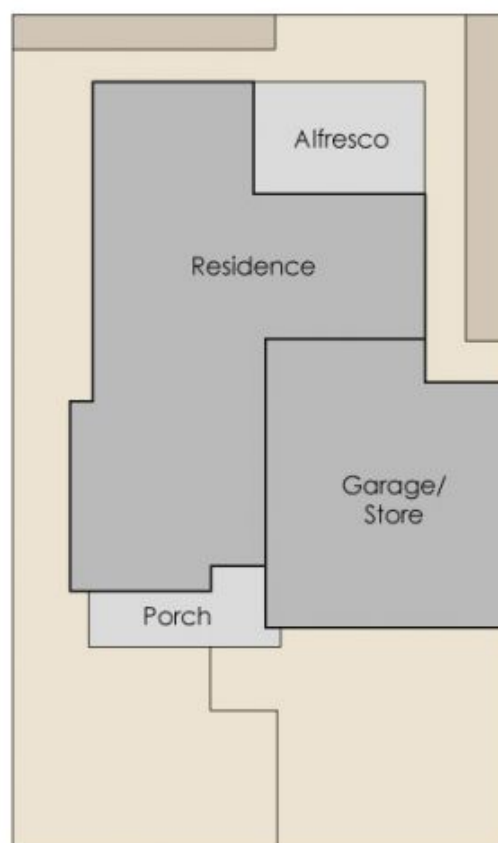
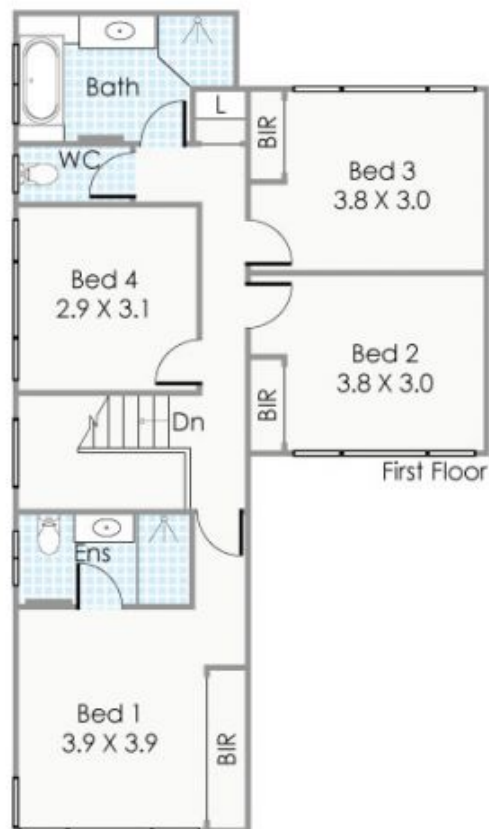
**Building Size** : 213 sqm  
**Land Size** : 241 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/eastern-suburbs/belmont/residential/house/7480370>



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WALLACE ROAD  
Site Area: 241m<sup>2</sup>

#### Approximate Areas

Ground Floor:	72m <sup>2</sup>
First Floor:	86m <sup>2</sup>
Garage:	36m <sup>2</sup>
Store:	5m <sup>2</sup>
Alfresco:	12m <sup>2</sup>
Porch:	2m <sup>2</sup>

Total Area: 213m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Ciba Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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REAL ESTATE