



**8 Boulter Place Belmont WA**

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Watch the SKYSHOW from this massive family size residence situated in whisper quiet location only a short walking distance to schools, park lands, shopping and town centre. Just perfect for the large family, property flipper, FIFO landlord or property speculator its ticks all the boxes and is priced well below replacement value.

**Building Size** : 310 sqm  
**Land Size** : 478 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/eastern-suburbs/belmont/residential/house/8071309>

**BEN HUR FEATURES INCLUDE**

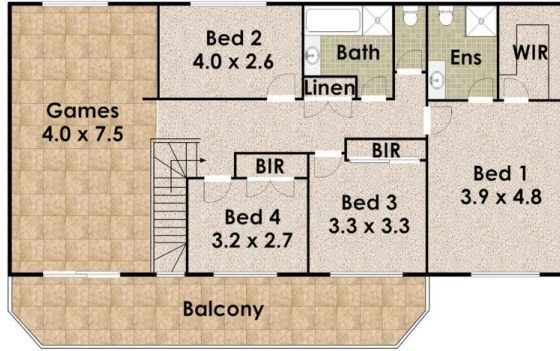
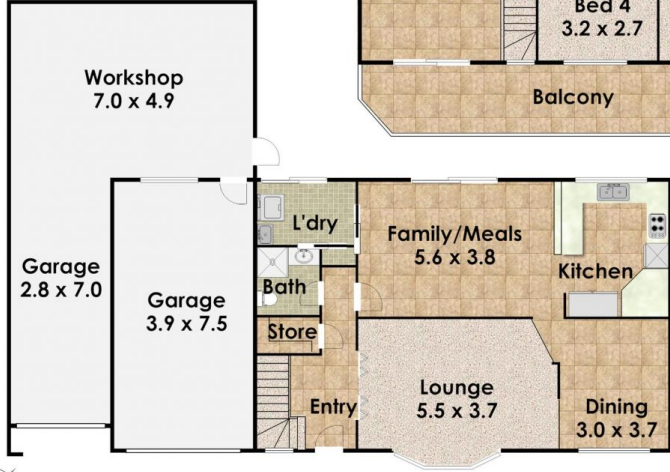
- ? Solid double brick & tile two storey construction.
- ? Gated 478sqm green title with 23.76mt frontage.
- ? Lock up garage parking for up to four large vehicles.
- ? Classic tiled entry area overlooks big sunken lounge.
- ? Tiled family/meals area plus spacious Chefs kitchen.
- ? Dining area overlooks lounge room great for families.
- ? Downstairs bathroom/toilet, laundry plus store area.
- ? Upstairs feats huge games room leading to balcony.



**Devon Kelly**  
 08 9277 4200

Ground Floor: 87sqm  
 First Floor: 120sqm  
 Balcony: 10sqm  
 Garage/Workshop: 88sqm  
**Total Area: 305sqm**

Land Area: 478sqm



Site Plan



**8 Boulter Place, Belmont**

Measurements are approximate. Representation only.  
 Site Plan not to scale  
 Spark Floorplans.