







Centrally Located Charmer in Quiet Pocket

If you're looking for a cosy haven or an investment that offers privacy, convenience, and charm, this 1960s brick and tile home should be number one on your 'must-view' list! Nestled in a peaceful nook of Cloverdale, it offers three good-sized bedrooms, polished jarrah boards, an updated kitchen, and a fenced front yard ideal for little ones and pets.

Simple yet comfortable, the living area becomes a comforting retreat with a ceiling fan, a split-system air-conditioner for those hot summer days, and a classic brick fireplace with a gas bayonet for the colder months. Catering to your culinary pursuits is a modernised kitchen with a stainless-steel free-standing oven and plenty of cabinet space, and the bathroom and laundry stand ready to serve, complete with a separate toilet for added convenience.

Step outside, and you'll find a front yard securely enclosed by a 6ft high rendered and timber slat fence – perfect for play or leisure. You'll appreciate the side gate access leading to a courtyard for compact vessel storage if you have a boat, particularly with the Swan River winding through Ascot just a ten-minute drive away.

Located on a non-thoroughfare street and a stone's throw from Middleton Park and Belmay Primary, this solid residence is close to excellent amenities, including Belmont Forum Shopping Centre, the Volcano Playground, Reading Cinemas, and the Belmont Oasis Leisure Centre. Close proximity to Perth Airport and convenient access to Tonkin Highway, Orrong Road, and

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Price	SOLD for $440,500
Property Type	Residential
Property ID	29131
Land Area	421 m2

Agent Details

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Abernethy Road ensures you're never far from where you need to be.

To make it yours, call Kenny Poi from Xceed Real Estate today, on 0481 340 343 or Graeme Correy on 0419 902 309

Features include:
Circa. 1960 brick and tile home
Three bedrooms, one bathroom
Polished jarrah floorboards
Free-standing robe in the main bedroom
Split system AC, fan and gas bayonet in the living area
Ceiling fans in one bedroom
Modern free-standing oven and cooktop
Instantaneous hot water system
Fully enclosed front garden with timber deck
Drive-through side access
Convenient access to CBD and airport

Location (approx. distances):
620m Belmay Primary School
220m Middleton Park
1.2km Notre Dame Catholic Primary School
2.0km Belmont City College
4.0km Ascot Marina
4.5km Airport Drive access
1.7km Belmont Forum Shopping Centre
2.5km Belmont Oasis Leisure Centre
10km Perth CBD

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