



7/68 Fisher Street, Belmont

Secure Living, Solid Investment

Ideal Investment Opportunity

This well-maintained property is currently tenanted until June 2026, offering immediate rental income for the new owner. Property is currently tenanted on a fixed term lease agreement until 15/06/2026 at \$780 per week. The tenants are keen to stay!

Positioned in a quiet pocket with frontage to Fisher Street, this secure townhouse delivers an exceptional combination of lifestyle, convenience and long-term value. Within walking distance to local schools and Belmont Forum, close to Alexander Road's high-frequency bus route, and just a short drive to the Perth CBD, the location offers outstanding accessibility for both homeowners and tenants alike.

Set within an immaculately maintained gated complex, the home is thoughtfully designed for comfortable, low-maintenance living.

Downstairs features generous open-plan living and kitchen areas, with dining flowing seamlessly to a private rear patio and parking space. A versatile fourth bedroom or study is also located on the ground floor, along with a separate laundry and toilet - ideal for guests, extended family, or working from home.

4  2  2 

FOR SALE

Mid to High \$800,000's

AGENTS

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Upstairs provides privacy with three well-proportioned bedrooms, including a master suite complete with ensuite. The two minor bedrooms are serviced by a central main bathroom, offering a practical and family-friendly layout.

Comfort is assured year-round with ducted reverse cycle air conditioning plus two additional split systems.

Residents enjoy resort-style amenities within this secure gated community, including a large swimming pool, gym, community room and BBQ facilities - creating a relaxed, low-maintenance lifestyle environment.

With parking for two vehicles within the complex plus additional street parking at the front, this well-designed and meticulously maintained property presents an excellent opportunity for owner-occupiers seeking lifestyle and security, as well as investors looking for strong rental appeal in a consistently popular location.

Outgoings (approx.):

Council Rates: \$1,956 pa

Water Rates: \$1,333 pa

Strata Levies: \$935 per quarter

Admin Fund: approx. \$846 per quarter

Reserve Fund: approx. \$89 per quarter

ARE YOU THINKING OF SELLING? If you are looking for a sales executive to sell your home, I would love to hear from you. Contact me on 0416 768 677 or emma.mahony@ljhpxp.com.au for a no-obligation and confidential conversation.

MORE DETAILS

Property ID	3V1XFGJ
Property Type	Townhouse
House Size	131 m ²
Land Area	199 m ²
Including	Toilets (3)

Emma Mahony 0416 768 677

Sales Executive | emma.mahony@ljhpxp.com.au

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TOTAL: 114 m2
 1st floor: 57 m2, 2nd floor: 57 m2
 EXCLUDED AREAS: STORAGE: 4 m2, CARPORT: 18 m2, PATIO: 42 m2,
 COURTYARD: 22 m2, PORCH: 11 m2, PAVED REAR PARKING: 41 m2,
 WALLS: 14 m2

Measurements Are Made By Prime Real Estate Photography, They Are Deemed Highly Accurate But Not Guaranteed.