



Cloverdale, 3 Tilby Street

Back on the Market: Freshly Painted Family Gem with Modern Upgrades

Presented by Jason Chan

Welcome to 3 Tilby Street, Cloverdale - a beautifully maintained home that effortlessly blends timeless charm with thoughtful modern upgrades. This delightful residence sits on a generous 807 sqm block, offering a perfect mix of space, comfort, and opportunity. After a brief withdrawal from the market for a stunning fresh coat of paint on the external walls, it's back and better than ever-now vacant and ready for you to move in or rent out immediately. This is your chance to secure a property that's ideal for growing families, first-time buyers, or savvy investors.

Step inside to discover a renovated kitchen that's as functional as it is stylish, featuring ample storage, a gas stovetop, an electric oven, and a built-in rangehood. The modernized bathroom is equally impressive, complete with both a separate bathtub and shower for



For Sale
Offers over Mid \$700K

View
ljhooker.com.au/5FUNFFB

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ultimate convenience. Timber floors flow throughout the home, adding warmth and character, while the master bedroom offers a built-in robe and a ceiling fan for year-round comfort. The dining area is equipped with air conditioning, making it the perfect spot for family meals and gatherings.

Beyond its charming interiors, this home boasts practical upgrades that ensure peace of mind. The roof has been replaced with durable Colorbond as well as an attic with additional storage area, a brand-new gas hot water system has been installed, and the freshly painted external walls elevate its appeal. The renovated laundry provides generous storage, making daily chores a breeze.

The true highlight lies outdoors: an expansive backyard that's a blank canvas for your imagination. Dream of building a granny flat, creating a lush garden retreat, or adding a swimming pool (subject to council approval) - the possibilities are endless. A large powered shed offers additional storage or workshop space, and there's plenty of room for parking multiple vehicles.

Key Features:

- * Built: 1960
- * Land Area: 807 sqm | Floor Area: 114 sqm
- * Configuration: 3 spacious bedrooms, 1 renovated bathroom, 2 toilets
- * Flooring: Timber floors throughout
- * Master Bedroom: Built-in robe and ceiling fan
- * Kitchen: Renovated with ample storage, gas stovetop, electric oven, and built-in rangehood
- * Bathroom: Modernized with separate bathtub and shower
- * Laundry: Renovated with generous storage space
- * Cooling: Air conditioning in dining area; ceiling fans in master bedroom and living area
- * Hot Water System: Brand new gas system
- * Roof: Replaced with Colorbond and additional Attic area for storage
- * Exterior: Freshly painted external walls

Outdoor Features:

- * Large backyard with potential for granny flat or swimming pool (STCA)
- * Big powered shed for storage or workshop
- * Ample car parking space

Prime Location:

Nestled in a family-friendly neighborhood, 3 Tilby Street is just moments away from everything you need:

- * 100m to Belmay Park
- * 550m to Belmay Primary School
- * 850m to Notre Dame Catholic Primary School
- * 1.7 km to Belmont City College
- * 2.6 km to Belmont Forum Shopping Centre
- * 3.9 km to Costco, Perth Airport & DFO
- * 10.7 km to Perth CBD



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Rental Potential:

- * Now vacant and ready to rent out immediately
- * Estimated rental income: \$600-\$630 per week

Outgoings:

- * Council Rates: Approx. \$1,509.11 (FY 2024-2025)
- * Water Rates: Approx. \$1,071.11 (FY 2023-2024)

Why 3 Tilby Street? Back on the market with a fresh look, this rare gem in a sought-after location won't last long. Vacant and move-in ready or primed for immediate rental income, it's perfect for those seeking a spacious family home with room to grow or a smart investment with strong returns. An inspection will leave you captivated, so don't miss your renewed chance to make this dream home yours. Contact listing agent Jason Chan today via call or text at 0422 171 869 to arrange a viewing or for more information. Your future awaits-act now before it's gone!

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.

More About this Property

Property ID	5FUNFFB
Property Type	House

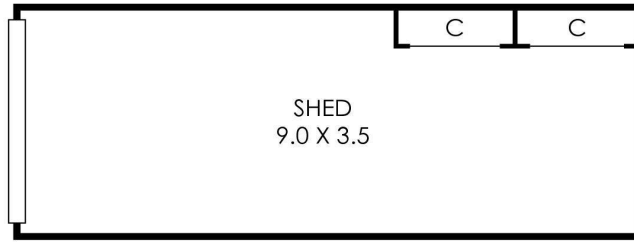
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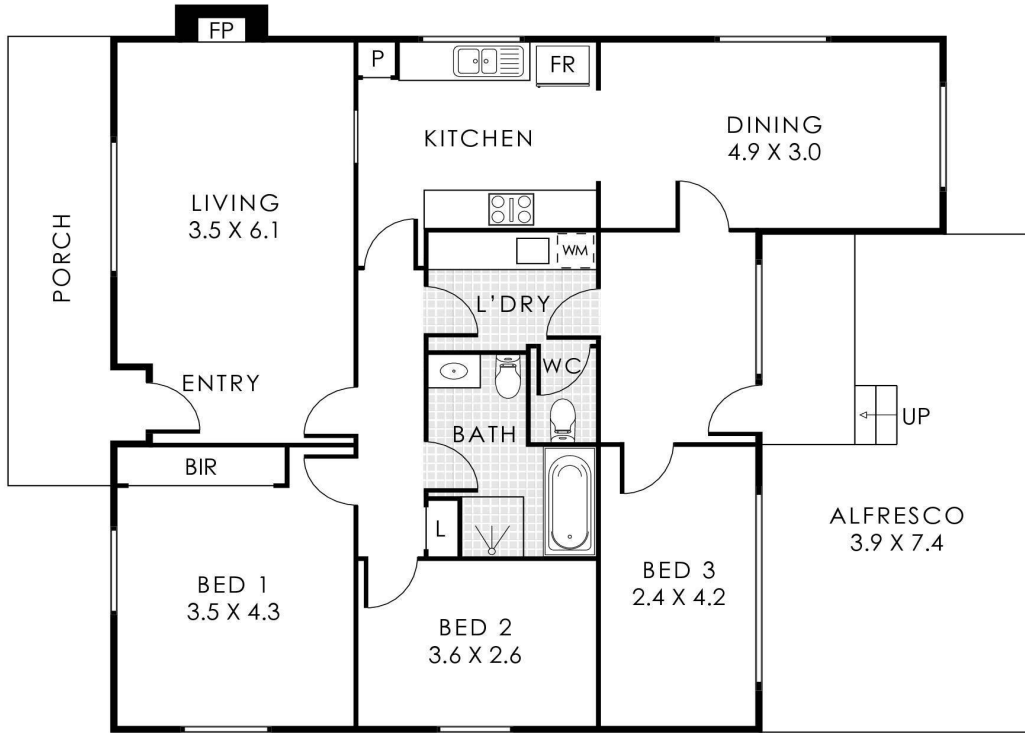


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(NOT ACTUAL LOCATION)



3 Tilby Street, Cloverdale

Residence 109m² | Porch 10m² | Alfresco 29m² | Shed 31m²

Total Area 179m²

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. Clip Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.
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