

Sold



1/63 River Rd, Kelmscott



CHARMING KELMSCOTT VILLA

Discover this charming 3 bedroom, 2 bathroom villa with street frontage, located in the highly sought after historical part of Kelmscott. This quality home offers three generously sized bedrooms, each with built in robes and two beautifully designed bathrooms, both featuring floor-to-ceiling tiling. The second bathroom includes a separate bath, perfect for unwinding after a long day.

The spacious kitchen is a chef's delight, boasting ample bench space and plenty of cupboards. The open plan living and dining area, complete with high ceilings and split system air conditioning, creates a comfortable and inviting atmosphere.

Outside there is a private front courtyard with low maintenance artificial lawn, ideal for relaxing or entertaining. The double remote garage, with a storage nook, provides secure parking and is suitable for most 4WDs.

Situated in a quiet complex of just three units, this lovely home is within walking distance of the historic Kelmscott Primary School, established in 1882, and the picturesque Rushton Park, which features a beautiful river, barbecue facilities, and a playground. The Kelmscott Tennis Club is also just

3 2 2

Price SOLD for \$600,000

Property Type Residential

Property ID 140

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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across the road.

Convenience is key with local shops, cafes, restaurants, and public transport all nearby. The Armadale Health Service Hospital is just 2km away, and the home is ready to move in or rent out, with no strata fees and a rental estimate of \$600 per week.

Don't miss this opportunity to secure a home in one of Kelmscott's most desirable locations!

Additional Features:

- * Stand alone 3 x 2 villa with street frontage
- * High ceilings throughout
- * Full height tiling in bathrooms
- * Huge modern kitchen with an abundance of storage
- * Open plan living/dining with split system air conditioning
- * Generous bedrooms with built-in robes
- * Full height tiling in bathrooms
- * Private courtyard
- * Double lock-up garage with taller opening plus storage
- * Built in 2014
- * 278sqm land
- * 118sqm living
- * NO Strata Fees
- * Rental estimate of \$600 to \$620 per week

Location Highlights:

- * 400m to Kelmscott Primary School
- * 800m to Kelmscott Senior High School
- * 1.1km to Challis Train Station
- * 1.6km to Armadale Health Services

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