

Sold



4/6 Turner Place, Kelmscott



## FOOTHILLS VILLA LIVING IN KELMSCOTT - LOCATION, LOCATION, LOCATION!

Nestled at the rear corner of a small gated complex, this charming 3-bedroom, 2-bathroom villa combines security, low-maintenance living, and an unbeatable location. Just steps from the Canning River, Stargate Shopping Centre, cafes, Dan Murphy's, Fancote Park, and public transport, everything you need is right at your doorstep – no car required. Ideal for first home buyers, downsizers, or investors seeking convenience and lifestyle.

Inside, a fresh, welcoming interior features new carpet, fresh paint, and vertical blinds throughout. High ceilings and an abundance of natural light create a bright, airy atmosphere, complemented by tiled floors in the main living areas and split system heating/cooling for year-round comfort.

This villa presents a rare opportunity to secure a low-maintenance home in a highly sought-after Kelmscott location, where lifestyle and convenience

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Price SOLD for \$650,000

Property Type Residential

Property ID 278

### AGENT DETAILS

Mitchell Tamblin - 0466 250 944

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA

1003/162 Canna Drive Canning

Vale, WA, 6155 Australia

61 466 250 944

**ONE**

perfectly meet.

#### Features Include

- \* Cream brick and tile facade with secure gated entry
- \* Welcoming interior with fresh paint, new carpet, and vertical blinds throughout
- \* Recent updates include fresh paint, new carpet, and vertical blinds
- \* Master bedroom at the front of the villa with triple built-in robes and spacious ensuite with WC
- \* Open plan kitchen, dining, and living area with tiled floors
- \* Kitchen with ample cupboards, overhead storage, built-in pantry, dishwasher recess, fridge space, and generous preparation bench space
- \* Three generously sized minor bedrooms with built-in robes
- \* Guest bathroom with shower over bath
- \* Separate WC
- \* High ceilings throughout
- \* Split system air conditioning in main living area
- \* Double carport with direct shoppers' entry
- \* Low-maintenance living ideal for downsizers or investors
- \* Attached storeroom for extra storage
- \* 203sqm strata block (with fees, below)
- \* Floor area 92sqm
- \* Built 2010
- \* Walking distance to Canning River, Stargate Shopping Centre, cafes, Dan Murphy's, and Fancote Park

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.