

Sold



17 Kingsley Tce, Kelmscott



## HILLS HAVEN RETREAT

\*\*\*HOME OPEN CANCELLED \*\*\*

Perched in the Clifton Hills area of Kelmscott is this large 3 bedroom, 1 bathroom (plus 2nd toilet) home, with 2 separate living areas is waiting for new owners to add their finishing touches to make it their own.

As you enter through the hallway you are immediately welcomed into an expansive L-shaped formal lounge and dining area, featuring two full-length bay windows that infuse the space with charm. The generous open-plan kitchen, family, and meals area, equipped with ample workspace, storage, pantry, wall oven, and hot plates.

The kitchen provides a vantage point to oversee children playing in the lawned garden or simply unwind while gazing at the hills. Character is added to this area with beautiful slate flooring and a Jarrahdale wood stove.

Step through large sliding doors you can access to access the garden and full length pergola / entertainment area that invites you to relax and enjoy

3 1 2 774 m2

Price	SOLD
Property Type	Residential
Property ID	83
Land Area	774 m2
Floor Area	147 m2

### 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

ONE

scenic views of the hills, accompanied by the soothing sounds of birds.

Conveniently located near buses, trains, shopping centres, and the esteemed Clifton Hills primary school.

**NOTE:** These photos were taken prior to the current occupancy, internally they do accurately depict the condition of the property. However, externally the grass in the gardens is now predominately sand. The grass will need to be replaced.

Additional Features:

- \* Large master bedroom with semi ensuite, ceiling fan & walk in robe
- \* Spacious minor bedrooms
- \* Large front lounge with bay windows & new reverse cycle spilt system
- \* Formal dining area (or study/office)
- \* Open plan kitchen / family / meals / games
- \* Wood burner in family area
- \* Generous sized kitchen with plenty of storage and bench space
- \* Large games or 2nd lounge area with sliding doors to outside
- \* Good size laundry with 2ND Toilet
- \* Fully ducted evaporative air conditioning
- \* Double carport under the main roof (potential for enclosure)
- \* New security screen doors
- \* New hot water storage system
- \* New gutters
- \* Secure colorbond fencing with potential rear access
- \* Built in 1990
- \* 774sqm block
- \* 147sqm living
- \* Estimated Rental \$600 - \$620 Per Week

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.