

1 Curlew Court, Kelmscott, WA 6111



House For Sale

Tuesday, 21 November 2023

1 Curlew Court, Kelmscott, WA 6111

Bedrooms: 5

Bathrooms: 2

Area: 740 m2

Type: House



Travis Grogan
0894959999

From \$499,000

The Perth market is hot and demand for rental properties is at unprecedented levels, so why not double up on the opportunity and enjoy two streams of income on one property? Comprising of a beautifully presented and well-sized 3x1 home which is currently rented at \$340/ week until 14/03/2024 and with a rental appraisal of \$450/ week upon expiry of the lease, plus a fully approved 2x1 ancillary dwelling rented at \$290/ week until 16/05/2024 and a rental appraisal of \$340/ week upon expiry of the lease... this is a truly outstanding opportunity! The 740sqm block is zoned R15/25 and so there is some potential to subdivide (have a chat to the City of Armadale to see what is possible). THE MAIN HOUSE Extended to incorporate a large second living area, this home is a great size and can comfortably accommodate a family. There is a good-sized yard for pets and kids to enjoy and a large patio area. The kitchen has been updated with new cabinetry and quality appliances and there is floating bamboo flooring throughout. The split system a/c helps keep the home comfortable and for the winter months, the wood fire is a sure winner! THE GRANNY FLAT Designed to allow the most amount of usable space, the approximately 56sqm dwelling has high ceilings, split system a/c and a surprisingly spacious living area. With its own separate gated entrance, there is still a good amount of yard space and plenty of parking available. The wide frontage allows the two homes to be completely independent of each other and presents a myriad of options for investors or homebuyers to get the most out of this unique setup. INSPECTIONS AND VIDEO REQUESTS To enquire about checking out the property, please use the EMAIL AGENT form on this website so that we can coordinate efficiently with the two tenants to arrange access. Properties like this are extremely rare and with two great tenants already in place plus some potential to increase the yield, this is going to be popular so don't delay! Send an email enquiry today and we will be in touch.