

**1 Dixon Avenue, Kewdale, WA 6105**



**House For Sale**

Friday, 31 May 2024

1 Dixon Avenue, Kewdale, WA 6105

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 319 m2**

**Type: House**



Shona Fu

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## From High \$600,000's

**ACCOMMODATION** Welcome to 1 Dixon Avenue Kewdale, a stunning 3 x bedroom, 2 x bathroom home, PLUS a study or theatre, and an enormous loft area with city views - perfect as your optional 4th bedroom, additional living area, or teenage retreat! Whether you're a family, or an investor, this home ticks all the boxes. Inside boasts a spacious open-plan living and dining area, a well-equipped kitchen with a dishwasher, and an additional theatre/study to retreat to. All of the downstairs bedrooms are generously sized, with built-in robes, while the upstairs loft is huge, light and bright, with soaring second-storey views - there are so many options for you here. All finished off with a fantastic alfresco and yard for the kids and pets to play, reverse-cycle air conditioning throughout, roller shutters, a remote garage with space for 2 cars, and an additional open parking space. Don't miss out on the opportunity to make this comfortable and modern house your home.

**FEATURES & BENEFITS** • Corner block on a GREEN TITLE • Built by Averno Homes in 2009 • 3 x bedrooms, 2 x bathrooms, 2 x toilets • Enormous loft upstairs - optional teenagers retreat or 4th bedroom • Separate theatre/study • High ceilings throughout • Open-plan kitchen, dining and family area • Modern kitchen with stainless steel dishwasher • Reverse cycle ducted air-conditioning • Generous-sized laundry, lots of storage • Roller shutters • Double garage (larger and taller than usual) • Easy care entertainers' backyard • Short-term rent potential

**RATES** (approx.) Council Rates: \$1,979 per annum Water Rates: \$1,369 per annum

**LOCATION** Located just a short stroll away from Belmont Forum Shopping Centre, Kewdale Primary School, as well as local parks. Close to Perth CBD, Airport, Crown Casino, Curtin University.

**CONTACT** Represented by Shona Fu, for more information or to arrange your viewing, please contact Shona Fu or text "1 Dixon Ave" to 0439 434 134. **DISCLAIMER:** Whilst every care has been taken with the preparation of the information supplied, we encourage all prospective buyers to conduct their own research, and due diligence. The particulars contained above are not intended to form part of any contract.