

# 1 Kari Court, Camillo, WA 6111

## Sold House

Wednesday, 28 February 2024

1 Kari Court, Camillo, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 678 m2

Type: House



Charlie Bellow  
0423838277

**\$605,000**

**\*\*To Be Sold via Open Offers - (Online Auction) with offers closing Wednesday 6th March 2024 @6pm. Contact Charlie for more information on registering and for the link to participate. Calling home buyers looking for a home that oozes style and charm! This home surpasses all expectations with its stylish renovation and interior design flair. It showcases high-quality blackbutt solid timber parquet flooring, a luxurious bathroom, and a functional, stylish kitchen. Additionally, it offers an open plan living/dining area and a tranquil alfresco space that overlooks a spacious backyard, perfect for children or pets. The native gardens, all on a generously sized 678sqm corner block, add to the home's charm and appeal.\* 3 Generously sized bedrooms, master bedroom complete with built-in cupboards.\* Fully renovated luxury bathroom complete with floor-to-head height tiling, frameless glass panel, extra-large custom-built vanity with handy towel storage and built-in laundry hamper, heated towel rail, complete with quality Caroma tapware and basin.\* Light-filled living area with a traditional fireplace with Cannon Fitzroy Gas Log all overlooking the native gardens.\* Galley kitchen complete with 30mm engineered stone benchtops, Smeg oven and Smeg 750mm 5 burner cooktop, Dorf tapware, metal-sided pot drawers, Ilve canopy rangehood, 800mm generous pantry cabinet overlooking the alfresco area.\* Laundry fitted out as laundry/scullery with premium European laminate benchtop (Austrian), Everhard extra deep sink and Caroma tapware.\* Single tandem garage with access to the rear, perfect for someone wanting access for a workshop or shed.\* Additional parking pad (crusher dust), parking for at least 3 vehicles OR room for a caravan.\* Child and pet friendly outdoor area being fully fenced with an undercover private patio and grassed area.\* 19mm Blackbutt solid timber parquet flooring laid in a diagonal herringbone pattern in living, dining and hallway.\* 100% Premium New Zealand pure wool carpets to all 3 bedrooms.\* Lounge, dining, laundry/scullery, and all three bedrooms feature plantation shutters to the windows.\* Fully ducted Breezair evaporative air-conditioning with 5 vents throughout the house to ensure the home is cool in the summer.\* Colorbond fencing to the majority of the property.\* Low maintenance areas and native trees and plants attracting plenty of local birdlife including visits from Red Tailed Black Cockatoos to feast on the Silver Bell nuts.\* Generous garden shed\* Gas bayonet in the living area.\* Roof has been re-pointed and recoated with Dulux Acratex (3 coats)\* Recently replaced and restored guttering and fascia boards.\* Recently reinsulated with Earthwool batts.\* Rental estimate of \$620+ PW**

The home is only a stone's throw from the renowned Champion Lakes as well as the Westfield Park Reserve. It's close to bus routes and is a short drive to Kelmscott Train station (15 minute walk), Kelmscott High School, Stargate Shopping Centre, Aldi - Camillo and John Wollaston Anglican School. Contact Charlie for more information, or for when the next inspection of this outstanding home and opportunity. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.