

**11 Kemble Way, Caversham, WA 6055**



**House For Sale**

Wednesday, 22 November 2023

11 Kemble Way, Caversham, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Natalie Arnold

0423945159

## Set Date Sale | 7 December

Sold by SET DATE SALE with absolutely ALL offers being presented on 6th December at 4pm. The Seller reserves the right to sell prior to this date.\*\* Contact Nat for buyer price guide\*\*What we love...Nestled on the edge of the Swan Valley for your every indulgence as well as a private pocket of the suburb. This serene and tranquil home makes you want to kick off your shoes and simply relaxLight and airey, meandering and cool, this sets the tone of this property's lifestyle. From its large bedrooms through to the engulfing living zones that spill onto your own private oasis.What to know...FEATURESBuilt in 2017Approx 375sqm block3 large bedrooms, 2 bathroomsLarge master bedroom with large walk through robe and ensuite with separate toiletMinor bedrooms well allocated around second bathroomMassive laundry with side accessCentral corridor leading through the home to the expansive open plan living and kitchenseparate theatreKitchen is extremely well appointed with central island and an immense amount of storageLarge 900mm stove and oven – gas hobstylish strip windows allow the kitchen to flow onto the outside garden spaceLarge dining and lounge with sliding doors out to the alfresco which is surrounded by lush foliageLarge double garageDucted reverse cycle air conditioning throughoutLocated right opposite a parkDISTANCES AND LOCAL AMENITIESWalking distance to Greenfield ParkWalking distance to Carnelia Park and Basketball court.Minutes' drive to Reid Highway10 Minutes to Guildford10 Minutes to BassendeanWalking distance to public transport routesEasy access to the Perth International and Domestic AirportsSwan valley at your finger tipsWalking distance to Maison Saint Honore CaféWalking distance to Caversham Village Shopping precinctWalking distance to Caversham Community CentreMinutes to Caversham Valley Primary SchoolRATES:Council Rates: Approx \$2,197.06 per annumWater Rates: Approx \$1,161.06 per annumWho to talk to...Do get in touch with Natalie Arnold – 0423945159 for a viewing or private inspection. Always happy to help where I can