

# 11 Taplow Ct, Kelmscott, WA 6111

## House For Sale

Thursday, 13 June 2024



11 Taplow Ct, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 712 m2

Type: House



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## Offers From \$549,000

Explore the potential of this 3-bedroom, 1-bathroom home, priced to sell and located in a quiet cul-de-sac. Built in 1978, the house has been well-maintained and is ready for your personal touch. Here's a closer look at what this property offers.

**INSIDE** Entering the home, you'll find the main living area, which includes the living room, dining space, and kitchen. The kitchen provides a good amount of bench space and overhead cabinetry. All three bedrooms are on the right side of the home, near the bathroom and laundry. Both the bathroom and laundry are in their original condition but remain functional.

**OUTSIDE** The front of the home is neat with some established greenery. The backyard features a spacious patio and ample yard space with drive-through access on the left side. This area offers plenty of room for customization, and there's a garden shed for additional storage.

**ADDITIONAL INFORMATION FROM OWNER**

- Ceiling fan and air conditioning in the main bedroom.
- Reverse cycle air conditioning in the lounge room.
- Full-sized gas oven.
- Instantaneous gas hot water system.
- Gas bayonet in the lounge room.
- Power outlet in the carport.
- 4.5-meter-wide side access.
- Electric roller shutters on the lounge window.
- Spacious 10.5m x 4m patio.
- Remote-controlled roller door for the carport.

**INVESTMENT POTENTIAL** This property is a solid investment with a rental estimate of approximately \$550 - \$600 per week. Its location and features make it attractive to both homebuyers and investors looking to capitalize on the rental market.

**IS THERE A FLOOR PLAN?** - Yes there is a professional brand new, current floor plan on the images of the add.

**PRIME LOCATION** Located in a desirable part of Kelmscott, this home is at the end of a quiet street, close to the Kelmscott shopping precinct, and about a 35-minute drive to the Perth CBD. This location offers convenience and accessibility.

**NEXT STEPS** Join the Mathews Team at the home open on Saturday, 15/06/2024, from 10:00 AM to 10:30 AM to explore the potential of this home. Don't miss out on this opportunity to make it your own or add it to your investment portfolio!

Property Code: 4397