

**112 Welwyn Avenue, Salter Point, WA 6152**

**DEMPSEY**

**Sold House**

Thursday, 21 September 2023

112 Welwyn Avenue, Salter Point, WA 6152

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**

**Range: \$1,665,000 - \$1,935,000**

**SOLD**Contact: Mary Parker 0416 191 158 This property is ideal for the astute buyer with a large family and a "big picture vision in mind". Land size is 1012sqm and it is a sub-divisible block zoned R20. The location is amazing and only a short walk to Aquinas College, the river and a short drive to Curtin University. Potentially, you could tidy and renovate this large family home up, live in it or rent it out until you are ready to build two brand new homes. The following accommodation features include:

- Five spacious bedrooms, which includes a bedroom, ensuite bathroom, with its own living area, kitchen, meals and very own entry from either the front of the house or inside the home (the self-contained accommodation is part of the main house).
- There are three more bathrooms and two are ensuites.
- There is a large open plan kitchen, meals and family room, plus separate lounge, dining and laundry areas.
- Quality Jarrah timber floorboards found throughout home.
- Large below ground swimming pool and outdoor entertaining area.
- The gardens and lawn are reticulated from your very own bore.
- Evaporative air-conditioning and gas heating in the main part of the house.
- Hot water systems, plus security system that works, but is not monitored at present.
- Double carport, plus room for extra cars, a caravan or small boat.
- Large workshop and garden shed.

Outgoings Council Rates: \$3727.35  
PA Water Rates: \$1168.03 PA  
For further details and to arrange a viewing of this property contact: MARY PARKER – 0416 191 158  
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