

136 Clifton Street, Kelmscott, WA 6111

House For Sale

Wednesday, 25 October 2023



136 Clifton Street, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Area: 1631 m2

Type: House



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ONLINE AUCTION

ONLINE AUCTION CLOSING TUESDAY 14TH NOVEMBER 2023 AT 06:15PM** TO BE SOLD BY OPEN NEGOTIATION - ONLINE FINANCE AUCTION *** **FINANCE BIDDERS WELCOME*****SETTLE IN 30, 45, 60 DAYS*****SECURE WITH A \$15,000 DEPOSIT***Your opportunity to escape to serenity lies here on this sprawling 1,631sqm (approx.) block that benefits from the bonus of two very generous street frontages, as well as boasting an original 3 bedroom 1 bathroom home and a separate 1x1 "granny flat" with multiple possibilities attached to it. ATTENTION !!! This is a "DECEASED ESTATE" and OWNERS INSTRUCTIONS ARE VERY CLEAR THAT IS TO SELL !!!The existing house is to be sold "as is" and is only a very small snapshot of what can be achieved on such an expansive land holding, with your family's dream future abode sure to be at the forefront of your planning once you secure this dream tranquil location.Towering trees, leafy established gardens and plenty of shade dominate the outskirts of the block here, with potential rear cul-de-sac access via Dyer Street only one of the options at your disposal, should you take on the challenge of squeezing every single square metre out of any new construction you may have in mind.Let your imagination roam free in the heart of the Darling Ranges, as you embark on a hillside journey of a lifetime!Other features include, but are not limited to:•Entry verandah•Wooden floorboards•Ceiling rose and a fireplace in the large front lounge room•Separate dining room•Separate kitchen with split-system air-conditioning, double sinks, a gas-upright cooker and an original/classic stove•Practical bathroom with a bathtub and showerhead•Separate laundry•Patio•Separate 1x1 "granny flat" with its own open-plan living, meals and kitchenette area, large bedroom and bathroom (with a toilet)•Feature ceiling cornices and skirting boards•Security screens•External and garden-shed storage•Block size - 1,631sqm (approx.)•Frontages - 27.46m (Clifton Street) & 26.19m (Dyer Street)•Current TPS4 Zoning - Residential R10/R25 In terms of location, tranquillity meets convenient with Kelmscott Primary School situated just around the corner, the beautiful Lloyd Hughes and Rushton Parks perfectly positioned to either side of the property and the likes of the Canning River, bus stops, Kelmscott Senior High School, the Kelmscott Plaza and Stargate Kelmscott Shopping Centres, medical facilities, Kelmscott Train Station, other wonderful schools and major arteries - Albany Highway included - all nestled nearby and only a stone's throw from your doorstep. The majestic Banyowla Regional Park is also in close proximity with its dramatic slopes, hiking trails, an abundance of gorgeous wildflowers, views of the Swan Coastal Plain and a stunning waterfall. Distances to (approx.):•Lloyd Hughes Park - 300m•Kelmscott Primary School - 550m•Ruston Park - 650m•Frye Park - 800m•Kelmscott Plaza Shopping Centre - 1.4km•Kelmscott Train Station - 1.4km•Kelmscott Senior High School - 2.0km•Perth Airport (T1 & T2) - 22.4km•Perth CBD - 26.6kmWater rates: \$275.72 p/a (approx.) - For period 01/07/2022 to 30/06/2023Council rates: \$1965.00 p/a (approx.)Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.