

# 13A Dixie Road, Kelmscott, WA 6111

## House For Sale

Wednesday, 20 March 2024



13A Dixie Road, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: House**



Raman Singh  
0452600414



Maninder Singh  
0415711300

**From \$499,000**

Discover the perfect blend of comfort and convenience in this newly constructed 3-bedroom, 2-bathroom house in Kelmscott. Nestled on a low maintenance 200sqm block, this property is an excellent opportunity for a small family ready to move into a brand-new home or investors seeking a stable rental income. The architecture is modern and appealing, complemented by tasteful landscaping. The living area is spacious, providing a welcoming atmosphere for relaxation and family time. The kitchen is equipped with a new stovetop, oven, and rangehood, making cooking a stress-free experience. Outdoor living is a breeze with a covered backyard, perfect for family gatherings and barbecues. A double garage provides ample space for parking. Convenience is key with this location. Kelmscott train station and Woolworths are a quick drive away, making daily errands easy. Experience the joy of living in a brand-new house, finished recently in mid March. Don't miss out on this fantastic opportunity!

**DISTANCES (approx.)** Valentine Reserve- 210m Apex Park- 450m Armadale Hospital- 1.5km Kelmscott Primary School -1km Kelmscott Village Shopping Plaza- 1.4km Kelmscott Train Station- 1.7km Perth CBD- 30km Perth Airport- 20km

**Rates and numbers (approx.)** • Council rates- \$1200pa • Land- 200m<sup>2</sup>

**FOR OVER EAST BUYERS-** We are happy to send you a video via WhatsApp. Find us on WhatsApp and mention the property address, we will send you the video. Contact- Raman Singh (0452 600 414) or Maninder Singh (0415 711 300)

**Disclaimer:** Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed. Reference to distances is estimated using Google maps. Reference to a school does not guarantee availability of that particular school. Buyers are advised to make their own enquiries as to the accuracy on this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.