

13A Merrifield Avenue, Kelmscott, WA 6111

slp.

House For Sale

Tuesday, 21 November 2023

13A Merrifield Avenue, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 350 m2

Type: House



Amy Dhillon
0470231860

EXPRESSIONS OF INTEREST

Amy Dhillon proudly presents 13A Merrifield Avenue, Kelmscott. This property is a must-see for first-time homebuyers, seasoned investors, or those mindful of their budget. Within walking distance to Kelmscott train station, this charming home is an excellent choice for large families or anyone seeking a well-maintained residence. Step into this captivating family home, situated on a generous 350sqm of land with a beautiful rear setting. The spacious lounge, bathed in natural light from large windows, warmly welcomes you. Beautifully tiled floors create a warm atmosphere, and practical laminate flooring graces all bedrooms. Fresh paint and brand new downlights throughout add convenience. The fully equipped open-plan kitchen with modern appliances, adjoining meal area, and breakfast bar is perfect for family gatherings. The property boasts 3 bedrooms, including a spacious master bedroom with ensuite and two generously sized bedrooms. A central bathroom serves the other two bedrooms. Outside, a large backyard with a security gate on the side provides an ideal space for outdoor entertainment. A private front yard offers ample play space for children and pets, as well as hosting gatherings.

Property Highlights:- Approximately 350 sqm block size- Fully equipped kitchen with a stylish color scheme and gas cooking- Master bedroom with ensuite and separate WC- Second bathroom with a bathtub and separate WC- Laminate floors in all bedrooms- Living area with reverse cycle air conditioning- Spacious, private backyard secured with a gate- Ample parking space at the front and inside the garage (parking for 2 cars)- Storage area inside the garage- Very good-sized linen storage- Security screens on front and external doors for added safety- Convenient location with easy access to schools, parks, local shops, public transport, and a 3 minute walk to the train station. Ideal for owner-occupiers and offering potential rental income of approximately \$550 per week, this property is an attractive choice for investors. For more information or to arrange a private viewing, call AMY DHILLON at 0470 231 860 before it's too late!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.