

# 14/191 Railway Ave, Kelmscott, WA 6111



## House For Sale

Tuesday, 14 November 2023

14/191 Railway Ave, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 220 m2**

**Type: House**



Mahi Masud  
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## Offers from \$390k

Are you searching for a lovely low maintenance family home in a secure and private complex? Look no further than 14/191 Railway Ave, Kelmscott! This 3 x 2 home is ideally located in Kelmscott, on a quiet cul-de-sac road close to local shops and schools. The Challis train station is only a short walk away for perfect public transport access! The home features 3 bedrooms and 2 bathrooms, with open plan living spaces and a low maintenance front garden with paved courtyard for entertaining. The modern and well-equipped kitchen has plenty of storage and all modern stainless-steel appliances, plus space for a dishwasher. The kitchen overlooks the living room with reverse cycle cooling which flows out onto the courtyard. All the bedrooms at the home are a great size with built in robes for storage, and each having a fan for those hot summer days. The Master Suite has its own private ensuite and double robes for storage. There is a double remote-control garage with shoppers' access, perfect for securing your vehicles. Features include:- Modern, secure and low maintenance 3 x 2 family home in Kelmscott- Close to local shops, schools and public transport- Open plan living areas- Modern kitchen with stainless steel appliances and space for dishwasher- Large undercover decked alfresco area for entertaining- Master suite with private ensuite and built in robes- Reverse cycle air-conditioning in living area - Double remote-control garage with shoppers access

**Important Information**  
Council Rates: Approx \$1050 per annum  
Water Rates: \$1009.08 per annum  
Strata Fees: Approx. \$950 per annum  
Rental Appraisal: Estimated Rent Range - \$460 - \$500 per week  
Land Size: 220 sqm  
Building Size: 105 sqm

**The Location**  
Primary Schools close to the home:-  
Kingsley Primary School – 810m from home- Challis Primary School – 1.4km from home- Grovelands Primary School – 1.46km from home  
High Schools close to the home:- Sowilo Community High School – 180m from home- Kelmscott Senior High School – 1.2km from home- Cecil Andrews Senior High School – 2.1km from home- John Wollaston Anglican Community – 2.7km from home  
Distance to:- Local Bus Stop – 220m from home- Challis Train Station – 3 minute drive/ 8 minute walk- Perth CBD – 39 minutes- Airport – 23 minutes- Fremantle – 39 minutes- Northbridge – 37 minutes- Closest Beach – 33 minutes- Crown Casino – 34 minutes- Local Shops – 5 minutes- John Dunn Memorial Park (closest park) – 3 minutes

For more information on this lovely family home or to submit an offer, please see the Smart Realty website or contact Mahi Masud on 0449 608 412. \*\*Please note updated photos will follow shortly\*\*