

141 Railway Avenue, Kelmscott, WA 6111

Regal Gateway

Sold House

Monday, 23 October 2023

141 Railway Avenue, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: House



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\$420,000

Welcome to a promising investment opportunity! This 3-bedroom, 2-bathroom family house is ideal for savvy investors looking to capitalize on its potential. The master bedroom is a spacious sanctuary, complete with a walk-in robe and ensuite bathroom, offering you a private retreat for relaxation. Additionally, the other two bedrooms are generously sized and come with built-in robes, providing ample space for guests, children, or even a home office. The open plan living area is the heart of the home, boasting a large reverse cycle air-conditioning system to keep you comfortable throughout the year. This area seamlessly connects to the modern kitchen, which includes a breakfast bar and a convenient dishwasher recess. Adjacent to the kitchen is the dining area, creating an ideal space for family meals and gatherings. Step through the sliding glass door to the outdoor entertaining area, which is paved for easy maintenance and fills the home with natural light. This property was thoughtfully constructed in 2011, ensuring modern construction standards and design. It also features a single open carport and low-maintenance gardens. The property's location is exceptionally convenient, within walking distance to Kelmscott Senior High School, shops, and the Armadale Health Centre. It's surrounded by parks and reserves, making it a great place for families. What sets this property apart is its status as an independent survey strata lot, which means no strata fees and no common property or shared walls. The proximity to Challis Train Station, just 200 meters away, and Kelmscott Train Station makes it an ideal investment opportunity. Currently tenanted until 14/10/2024 at \$460 per week, it provides a steady income stream. Council rates: \$2036 per annum Water rates: \$1065.66 per annum Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accept no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Figures and information may be subject to change without notice.* Previous photos have been used and may not reflect the current condition of the property.