

15/53 Chelmsford Avenue, Port Kennedy, WA 6172



Sold Villa

Saturday, 28 October 2023

15/53 Chelmsford Avenue, Port Kennedy, WA 6172

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Villa



Scott Fletcher

0864015800

\$320,000

Quality over 55's villa's in this quality beach-side location are as rare as hens teeth, which is what makes this such a desirable discovery. Positioned west-side (or as the locals say, "beachside") of Warnbro Sound Avenue and located literally "next-door but one" to the Super IGA at Stargate Shopping Centre, you couldn't dream of a more convenient spot to live. This is an ideal coastal property if you are looking to downsize your home, whilst upsizing your lifestyle. This two-bedroom one-bathroom villa boasts a lovely design with a well-appointed kitchen, spacious living room and bedrooms, a carport at your front door, a beautiful paved-courtyard at the rear with a patio, and touches of greenery to make you feel right at home. This really is special and would ideally suit a retiree to live-in or even an investor (any age) who wishes to buy and rent out to a mature tenant over the age of 55. If you want to bring your pet along, you're in luck. Yes, a small pet cat or dog is allowed! And if you have an indoor cat, here's a bonus. The current owner has professionally installed "cat netting" at the rear courtyard at a substantial cost to keep shy little Jasper happy at home. You'll also be happy to know that the strata fees are low too at just \$300 per quarter (\$1200 p/annum), which includes the building insurance. That's pretty cheap! The lot area is of generous size, comprising 154sqm in total. Internal is 75sqm. Externally at the front, including the garden and carport, measures 37sqm, and the rear courtyard is equally spacious providing another 37sqm of outdoor entertaining space. The small 5sqm brick-shed conveniently provides ample storage for a place of this size and proportion. Prefer gas for your hot water heating? It has a modern instant-gas hot-water-system. Air-conditioning non-negotiable for you in summer? Rest assured, there's two split systems: one in the master bedroom and one in the main living space. Built-in-robos are found in both bedrooms and there's a toilet separate to the bathroom. And if you love a bath, we have one separate to the shower too. In short, this is terrific buying - and it's the type of home that is in short supply and high demand. Coupled with the fact that "Port Kennedy Villas" is a lovely spacious complex of only 21 units, with visitor parking aplenty, you won't go here. To enquire, please call Scott Fletcher on 0412 181 122