

15B Kavanagh Street, Wembley, WA 6014

House For Sale

Wednesday, 29 November 2023

DUET

15B Kavanagh Street, Wembley, WA 6014

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Craig Gaspar
0862447860



Susan James
0408003700

AUCTION

Auction Location: ON SITE
THE FEATURES YOU WILL LOVE Offered for the first time, 15B Kavanagh presents an exciting and unique entry level opportunity, or, in combination with 15A Kavanagh, an unrivalled development opportunity. Both 15A & 15B are situated on a combined 926 square metres in one of Wembley's most coveted locales. Set back from the street, 15B Kavanagh offers privacy and functionality, with an uber cool mid-century vibe. A sun-soaked entry terrace gives way to a light filled living area, all with a north-facing orientation. Views to the outside gardens complement the newly renovated kitchen and bathroom perfectly. Downstairs, undercroft parking and a 6.0m x 5.4m workshop allow fantastic storage and plenty of space to get creative. A beautiful entry-level property, ready for your personal touch, don't miss this one!

THE LIFESTYLE YOU WILL LIVE Located within the West Leederville Primary and Bob Hawke College catchments, the ever-sought-after lifestyle of Wembley is at your fingertips! Footsteps from your doorstep, one of Western Australia's most renowned natural areas provides a space for all things active living. Combine this serene locale with all the vibrancy the local cafes, restaurants and entertaining precincts have to offer, and your lifestyle is one of leisure and accessibility. Enjoy Wembley's family favourites, all just a short distance away - Captain Peter's Fish and Chips (The best value fish and chips in Perth), Monsterella, Mummucc', RoyAl's and so much more. Positioned with proximity to the CBD, and just a short drive to the golden sands of Western Australia's most pristine beaches, all the boxes are ticked with Wembley living!

THE DETAILS YOU WILL NEED
Council Rates: \$1,365.00 per annum
Water Rates: \$1,195.03 per annum
TOTAL Strata Area: 261m²
Auction Date: 16 December 2023
Auction Time: 10:00am on site
Deposit: \$50,000 payable on auction day
Settlement: 60 OR 90 days from contract date