

**166 Westfield Road, Kelmscott, WA 6111**



**House For Sale**

Saturday, 11 November 2023

166 Westfield Road, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 847 m2**

**Type: House**



Michael Edwards

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## Suit Buyers From Mid \$400k's

Investors Take Note!!Secure Tenant on a 12 month LeaseNo Leasing Fees to Pay Solid Brick & Tile Home on a Big Duplex Sized Block (stca)Do not miss the opportunity to secure this solid brick & tile home situated within short commute to everything the locality has to offer - this home is priced to sell today!Home Open TBA(Viewing initially by appointment only and if not sold prior - call Michael Edwards now on 0412 470 468)Ideal for investors or future owner occupiers to secure now and add value at their leisure whether it be by adding/extending to the original house (plenty of room in the backyard), simply painting the internal rooms with some en-vogue colour schemes and providing some of your own flair to the large garden spaces with a bit of creative landscaping or perhaps you are the home handyman/renovator type looking to improve the front home with a view to subdividing and building down the track - as well as the option to knock down and build 2 new homes of course.A backyard with heaps of room for kids to play cricket or kick a footy make this a superb rental property for now and a potential family home in years to come for yourself or other future buyers !The Residence Features:• 3 bedrooms• Open plan kitchen/dining area• Lounge area• Kitchen with gas stove/oven• Bathroom with both separate shower & a bathtub• Enclosed rear 'games room' area - an extra space that can come in handy• Split system aircon• Security screens• Bosch instantaneous gas hot water systemThe Property:• Large 847 sqm of land• 18.2m frontage• 42.5m depth• Zoned R15/25• Sewer available & connected• U/cover car garaging with roller door & bonus drive through to rear This home will suit:• Investors• Couples looking to build for the future• Renovators/handymen or tradies that can add value with ease• Astute buyers looking to hold and develop down the track• Builders/developers with the ability to supply a good product at an affordable price for the areaOh yes - we also have to mention that there is plenty of room in the back yard for those who love their cars...or even boats.....and to cap it all off an added bonus is that the current zoning may allow for redevelopment (subject to relevant approvals), so whilst perhaps not something you might do straight away it could be a handy investment for your future down the track - don't miss this one.Undoubtedly superb value to the astute buyer in a moving property market you would be crazy not to take advantage of affordable property prices now before they increase even more, this home has awesome potential without a doubt! Call Michael Edwards (REIWA Grandmaster Salesperson) today on 0412 470 468 of the EMG X Beyond Excellence Team for further information.