

167 Douglas Avenue, Kensington, WA 6151



House For Sale

Sunday, 24 March 2024

167 Douglas Avenue, Kensington, WA 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 258 m2

Type: House



Michael Edwards

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Asking High \$700k's

Uber Convenient Near City Address Kensington at an affordable price! Not a strata - buy this green titled lot today Home Open Sunday 24th of March 9.45am to 10.45am Welcome to this superb entry point option to the sought-after suburb of Kensington. This charming 2-bedroom, 1-bathroom house is the perfect opportunity for first home buyers, downsizers, or investors to name a few.

- Currently 2 good sized bedrooms (options available to expand, enquire with agent) - sizeable master bedroom with outlook to the balcony
- Spacious upstairs balcony - sit with a wine or cup of coffee and watch the world go by
- Living & combined dining area - not too small, very comfortable
- Kitchen - servery to dining & living area
- Roomy bathroom with combined laundry - bathing facility and big shower space (good for the youngsters)
- S/system air-conditioning
- Electronic Alarm
- Electric storage hot water system - install solar panels and count your savings on energy bills
- Separate cooktop and wall oven - with plenty of bench space
- Dishwasher
- Timber floors downstairs & new floating timber look flooring to bedrooms (easy to clean)
- Roller shutters on windows and doors
-plus more

Proximities, short driving distances to:

- Perth CBD
- Swan River foreshore
- Optus/Perth Stadium
- Crown Casino
- International & Domestic Airport ~15 mins drive
- Curtin University/Technology Park
- Thriving entertainment areas of Victoria Park & South Perth
- Shopping Centres
- State schools & private colleges

The Property:

- Decent sized courtyard/garden area for the style of build - room for a garden or small kids to play
- U/cover outdoor courtyard - ideal for bbq's
- Undercover parking
- ROW to rear boundary - accessibility options available as you may see fit
- Green titled 258 sqm of land - not strata titled
- Zoned Residential R15
- Sewer available & connected

This home will suit:

- Singles & couples looking to build for the future
- Downsizers who simply don't want to deal with a high maintenance property anymore
- City commuters or Curtin Uni/Technology Park employees - you're just down the road
- Single parents with a teenage or adult child - looking for a compact easy-care home but with a garden too
- FIFO's who need a home with space not too far from the airport & with heaps of room to relax on their swing shift back in town
- Small families - there is also no doubt room for expanding the home should you require it (ask Michael re extensions)
- Renovators/handyman or tradies that can add value with ease
- Investors
- Astute buyers looking to hold and potentially redevelop years down the track

Benefitted by a spacious kitchen, good sized bedrooms & living areas, a low-maintenance but decent sized backyard, a carport with space for 2 vehicles and a green titled land area of 258 sqm. Ready for you to move in at settlement and make it your own with a central location close to Curtin, schools, parks, shops/cafes, the river foreshore and public transport means this property offers the perfect combination of lifestyle and convenience for someone looking to secure a home in this excellent locality.

23/24 Council Rates: ~ \$2150.00
23/24 Water Rates: ~ \$1163.36

Don't miss out on this fantastic opportunity - after all the price guide for this property is only in the high \$700k's and that is a rarity in this locality. Contact us today to arrange a private inspection and make this property yours - call Michael on 0412 470 468 to discuss.