

**18B Church Street, Kelmscott, WA 6111**



**Sold House**

Friday, 8 September 2023

**18B Church Street, Kelmscott, WA 6111**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 283 m2**

**Type: House**

## Contact agent

This is, without a doubt, one of the best villas anywhere in the district! Immaculately presented and beautifully designed this River Precinct three-bedroom, two-bathroom home is one of the best opportunities anywhere in the market. This is a very pleasant and practical location. Just a short stroll to supermarkets, cafes, parklands, schools, and more, this is about the easiest lifestyle you will find anywhere. Currently leased until January 2024 it's rented at \$430 per week. **LIVING HERE** The kitchen and living area are excellent, with no shortage of space. This kitchen design just works so well, with a breakfast bar, big 900mm appliances and plenty of storage. The workspace overlooks the living area, making it a very user-friendly design. The high ceilings throughout this area are tremendous and add to the sense of light and space in this bright and spacious home. The living space opens out to the alfresco area making it a very easy place to entertain. The backyard is a low-maintenance space that gives you room for a barbeque and outdoor setting but doesn't compromise on your low-maintenance lifestyle. The bedrooms are spacious, with the big master bedroom featuring a huge built-in robe and a high-quality ensuite bathroom. The secondary rooms offer ample space and built-in robes. With ducted air conditioning throughout the home, every room is comfortable. **WHERE IT IS** Set at the end of the driveway this is a private and quiet position. It's a small complex of just three properties, and at the front, we have the beautifully presented, restored 1924 cottage. It's simply delightful. Set near Rushton Park this is a wonderful leafy location. We've got schools, cafes, convenience stores and more all within very easy walking distance, it's a great place to be. **WHAT NEXT** Hit the email agent button at the bottom of the webpage, and we will be in touch to organise a time for you to see it for yourself.