

19 Excalibur Circle, Camillo, WA 6111

Sold House

Tuesday, 5 September 2023



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Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 686 m2

Type: House



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\$520,000

Nestled just around the corner from the sprawling Westfield Park Reserve and beautiful Camillo Wetlands, this functional 5 bedroom 2 bathroom family home is spacious, flexible and has so much to offer you and your loved ones - both inside and out. Highly motivated owners have vacated the property and calling on all genuine buyers to put their best offer forward. Must sell and will sell. Do not miss this golden opportunity. *** Potential Rent \$550pw - \$570 ***** 61sqm Garage *** A massive remote-controlled double-width lock-up garage also makes for the perfect workshop and leaves ample room for storage within, neighbouring a front shade-sail and parking area that has enough space for two further cars to park. Inside, a crisply-tiled open-plan living, dining and kitchen area has a gas bayonet for heating, as well as a breakfast bar for quick bites, stylish stone bench tops, modern stainless-steel range-hood and dishwasher appliances, a gas cooktop, a quality Bosch oven, tiled splashbacks, double sinks and attractive tap fittings. A carpeted master suite is the obvious pick of the bedrooms with its split-system air-conditioning unit, over-sized walk-in wardrobe and a sleek ensuite bathroom with a separate toilet, spa and rain shower. The other bedrooms are carpeted too, whilst a contemporary main family bathroom is spacious to cater for the growing family. At the rear, a huge pitched patio ensures covered outdoor entertaining for absolutely any occasion, with lush green backyard lawns graced by the shade of the lovely garden palm trees. There is also a separate open gazebo for sitting and relaxing under, plus plenty of garden-shed storage options. A future swimming pool definitely wouldn't look out of place out here, either. A host of schools can be found nearby plus brand new day care facility, shopping centres, lakeside recreational parks and even Kelmscott Train Station. The word "convenient" is definitely an understatement as far as this one is concerned! Other features include, but are not limited to:

- Two Queen size teenage retreat bed rooms
- Massive amount of parking for 8 cars with room for boat/caravan
- Reverse cycle A/C in the living area
- Freshly painted
- Beautiful kitchen with granite bench top
- Renovated bath rooms
- Heated towel rack to the main bath room
- Solar Power 5.5kw
- Storage pantry
- Computer nook off the kitchen
- Large fridge recess
- Built-in robes
- Ducted-evaporative air-conditioning
- Down lights with two gardens sheds
- White plantation window shutters
- Feature ceiling cornices
- Security doors
- Extra parking space out on the front verge
- Plenty of out side storage
- Bird cage
- Veggie garden with 6 raised garden beds with compost area
- Automatic reticulation to garden beds
- Pet door
- Block size - 685sqm (approx.)

Distances to (approx.):

- Westfield Park Primary School - 550m
- Kelmscott Train Station - 800m
- Kelmscott Plaza Shopping Centre - 1.3km
- John Wollaston Anglican Community School - 1.5km
- Kelmscott Senior High School - 1.8km
- Perth Airport (T1 & T2) - 22.0km
- Perth CBD - 30.8km

Water rates: \$1,004.29p/a (approx.) Council rates: \$1829.14 p/a (approx.) For period 01/07/2022 to 30/06/2023 Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.