

19 Ryland Road, Kelmscott, WA 6111



House For Sale

Thursday, 13 June 2024

19 Ryland Road, Kelmscott, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 178 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$489,000

*** VIEWING WEDNESDAY AFTERNOON AND SATURDAY MORNING - Enquire to book your time slot *** Welcome to the "Kelmscott Challenge" - a 4-bedroom, 2-bathroom home that's less of a fixer-upper and more of an extreme makeover waiting to happen. This newer house, unfortunately, took a detour down Damage Lane, offering a unique blend of opportunity and adventure. Step inside, and you'll find a spacious layout with four bedrooms - one of which features a ceiling that's more on the floor than above your head. It's perfect for those who appreciate indoor sky views! The two bathrooms come complete with surprise features, including a bong thoughtfully left behind for your, um, recreational enjoyment. The living room is a treasure trove of the old owner's furniture, offering instant décor inspiration or kindling for your first fireplace. The kitchen awaits your culinary dreams, currently accessorized with mysterious appliances that add a dash of unpredictability to your daily meals. Outside, the yard resembles a wild jungle, perfect for those with a green thumb or a love of adventure. The landscaping potential here is off the charts, and with a little work (or a lot), you could transform it into your private oasis. Offered "as is," this home is priced so low you'll think it's a typo! There's no warranty on anything, not even the light bulbs, so bring your toolkit and a can-do attitude. This house is perfect for DIY enthusiasts, brave souls, or those with a very creative imagination. It's not just a house; it's an experience waiting to be transformed into your dream home. Viewing is highly recommended - bring your flashlight, your sense of humor, and perhaps a hazmat suit. For those ready to turn disaster into delight, contact us today! **PROPERTY PARTICULARS:** • Build Year: 1977 • Block Size: 691 sqm • Living Size: 178 sqm • Zoning: R15/25 • Council Rates: \$1,950/pa • Water Rates: \$1,127/pa • Rental Appraisal: \$600-630 (based on a average 4x2 in Camillo) (all values are approximated)