

195 Brookton Hwy, Kelmscott, WA 6111



House For Sale

Friday, 3 May 2024

195 Brookton Hwy, Kelmscott, WA 6111

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 1105 m2

Type: House



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Offers From \$799,000

The Mathews Team is delighted to introduce 195 Brookton Highway Kelmscott, entering the property market with a new look since its last launch in 2014. This recently renovated family home sits on a generous 1,105sqm which includes a 5 bedroom, 3 bathroom layout and is complete with its own large powered workshop. The property is loaded with potential both inside and out, with the block providing a relatively blank canvas to the rear. Under the main roof you have a granny flat/multi generational living style layout - allowing for the ability to dual rent, collecting lucrative returns. Another bonus is that the block is zoned R10/R25 with potential to sub-divide (please make your own enquiries with the City of Armadale for due diligence). **INSIDE** As you step through the front entrance, you'll be greeted by the front lounge area. This area is well-lit with downlights and equipped with a split-system air conditioning unit and ceiling fan to keep you comfortable in all 4 seasons. The open design of the kitchen, dining and living spaces enables uninterrupted views, making sure you never miss out on the action. The kitchen includes the cooktop/rangehood within the island bench, giving a luxury feel and allowing socialising with your guests to be a breeze. In addition to the kitchen, the scullery enables you to make all the mess with no worries about the clutter and has room for a dishwasher, plenty of storage space & a recess for the fridge. Following through to the hallway, you have 4 generous sized bedrooms (2 with built in robes), 2 newly renovated & spacious bathrooms; one fit with a great sized shower and bath. One bathroom has dual access into 2 rooms, making it a shared ensuite. The additional upper living area offers a great view of the patio area & large backyard, which allows access into the granny flat, comprising of its own bathroom, kitchen and living/bedroom situation – great for teenagers, elderly parents or an investment opportunity. **OUTSIDE** Starting at the front of the property, you are greeted by your very own workshop/four car garage. This includes 2 outdoor car bays and 2 internal bays with manual roller doors. Fully equipped with power, lighting & insulation, ideal for those up-all-night projects. The front yard has been concreted to minimise maintenance and maximise parking opportunities, with room for a boat, trailer or truck! With the highly sought after bonus of side access, there is the possibility to retain the original house and develop the back STCA. Moving onto the backyard, the possibilities are endless! You have a large gabled patio, great for entertaining family & friends adjoining a low maintenance rear space – a bonus for those with busy lives. The multi-level backyard gives limitless entertaining options; whether you incorporate a fire-pit area or a play space for the kids. **LOCATION** Ideally situated in the picturesque hills enclave of Kelmscott, this residence epitomizes tranquillity and convenience. Surrounded by predominantly owner-occupied dwellings, it offers a serene retreat. Nearby amenities include the Kelmscott shopping precinct, Dome Café Kelmscott, That Plant Café Kelmscott, Frye Park pavilion, and a lush oval with cricket nets, ensuring convenience and leisure options abound. The property's proximity to the Perth CBD, approximately 28kms away or a 35-minute drive, further enhances its appeal. **IS THERE A FLOOR PLAN?** -Yes there is a professional brand new, current floor plan on the images of the add. **WHAT TO DO NEXT** The Mathews Team cordially invites you to explore this captivating property during the advertised upcoming home open. **DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract. Property Code: 4372