

**2/13 Bray Street, Kelmscott, WA 6111**

**PSALM**

**Villa For Sale**

Wednesday, 29 May 2024

2/13 Bray Street, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 234 m2**

**Type: Villa**



Ben Chan

## OFFERS From HIGH \$400,000

NEW TO THE MARKET !!! \*\* First Time Home Open, Saturday 1st June, 11:00-11:30am \*\*\*\* ALL OFFERS TO BE PRESENTED AFTER THE FIRST HOME OPEN on 1st June \*\*  
\*\*Perfect Starter Home!\*\*  
COME AND SEE IT !!! Welcome to your dream villa! This charming 3-bedroom, 2-bathroom gem sitting on 234sqm of land, built in 2013 is the ideal choice for first-time buyers, downsizers, or young families seeking comfort and convenience. DISCOVER EFFORTLESS LIVING: Say goodbye to the hassle of endless, constant upkeep chores! With easy-care features throughout, including fittings and hassle-free landscaping, this villa offers a lifestyle of minimal maintenance, giving you more time to focus on what truly matters and less time for upkeep. OPEN PLAN: Entertain in style with the open-plan living and dining area. Imagine hosting gatherings with loved ones, where the indoors seamlessly flow into the outdoor alfresco, creating the perfect setting for memorable moments. EASY CARE OUTDOOR : Wave goodbye to the ongoing tiring gardening! The front yard of this villa is designed for minimal upkeep, allowing you to enjoy a tidy and welcoming entrance year-round. Whether it's sipping morning coffee or hosting gatherings with friends, the outdoor space of this villa is designed for relaxation and enjoyment. IDEAL FOR FAMILIES: Whether you're a growing family or just starting out, this villa caters to your needs. With three cozy bedrooms, there's space for everyone to unwind and enjoy quality family time. FEATURES- Fully fenced front yard - Open plan living / dining / kitchen - Split system in living area - Master with split system air conditioning and double size built in robe - Kitchen with stainless steel appliances and built in pantry - Other two bedroom with double built in robe - Built in linen cupboard - Undercover alfresco - Double lock up garage - Bonus storage room COVENIENT LOCATION Situated in a neighbourhood, close to schools, parks, and amenities, this villa offers the perfect blend of comfort and convenience. With walking distance to Kelmscott Senior High School and only few minutes drive to Woolworths, shops and other amenities. CUL-DE-SAC Nestled away from main roads, enjoy peace of mind knowing that your family can play freely in the safety of a low-traffic environment. With limited through-traffic, cul-de-sacs provide a safe haven for children and pets to roam and explore. BUY YOUR OWN HOME Why settle for temporary accommodations when you can claim ownership of your own slice of paradise? Don't just pay someone else's mortgage – invest in your dreams, your future, and your legacy by purchasing your own home. With every payment, you're not just paying rent; you're investing in yourself, building equity, and securing a place to call your own. Make the leap from renting to owning and unlock the true potential of homeownership! HURRY! HURRY! Act now! CALL Ben on 0402127947 today to register your interest before it's too late! Time is running out, so don't miss your chance to secure this amazing villa! Schedule a viewing and start making memories in your new home!