

**2/31 Third Avenue, Kelmscott, WA 6111**



**Villa For Sale**

Wednesday, 29 November 2023

2/31 Third Avenue, Kelmscott, WA 6111

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Steven Erceg  
0412898035

## End date sale - suits buyers high \$200k +

Best offer by the 11th of December 2023 (unless sold prior). Suit buyers in the High \$200k + One of the standout features of this unit is its meticulous presentation. Priced at a level that won't break the bank, it presents an excellent opportunity for first-time buyers, mid-sizers or down-sizers without compromising on quality. The unit itself boasts a well-designed layout, maximizing the available space to create a comfortable and functional living environment. The two bedrooms are equipped with built-in robes and well-appointed bathroom. Outdoor living is enjoyed by a full wrap-around verandah for all-year-round coverage. Set in a pristine group with a common garden area, you are enchanted by tranquility and a backdrop of greenery, which is located opposite the residence. The complex itself is situated in a location that will have you spoilt with choice & convenience making your daily life hassle-free and blissful. Whether it's shopping centres, schools, parks, or public transportation, everything you need is just a stone's throw away. With its neat and tidy presentation, this unit offers a sense of pride and ownership. You can move in with confidence, knowing that the property has been well-maintained and cared for. The attention to detail is evident, making it a place you'll be proud to call home. This is a perfect opportunity to start a new chapter in your life and the features of this inviting living environment include (but are not limited to):

- \* 2 Bedrooms, 1 Bathroom
- \* Ducted Air-conditioning
- \* Reverse cycle Air-conditioning
- \* Light and bright living areas
- \* Dining / Lounge area
- \* Delightful kitchen with ample cupboard space
- \* Gas cook appliance
- \* Security grills
- \* Built-in robes
- \* Lock-up garage with storage
- \* Paved outdoor alfresco area
- \* Close to Aldi, Kelmscott Senior High and Kelmscott train station
- \* Vacant possession at settlement date
- \* Pets allowed
- \* Strata levies

Make the time to view today. Contact Steve Erceg to make a viewing - 0412 898 035